



Rizzetta & Company

Meadow Pointe IV Community Development District

**Board of Supervisors' Meeting
February 11, 2026**

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615**

www.meadowpointe4cdd.org

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd,
Wesley Chapel, FL 33543.

District Board of Supervisors	Megan McNeil Susan Fischer Michael Scanlon Scott Page Mechelle Jarvis	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Vivek Babbar	Straley, Robin & Vericker
District Engineer	Greg Woodcock	Stantec

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

**Board of Supervisors
Meadow Pointe IV Community
Development District**

February 4, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, February 11, 2026, at 9:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
- 4. BUSINESS ITEM**
 - A. Landscaping RFP
 1. Ranking of proposals Tab 1
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 14, 2026 Tab 2
 - B. Consideration of Operation and Maintenance Expenditures for December 2025 (Under Separate Cover)
- 6. SUPERVISORS FORUM**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1



asi landscapes
A Yardnique Company

Meadow Pointe IV CDD
Landscape Maintenance Services RFP

Welcome Letter

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

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

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

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

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

Sincerely,



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

6. Is the Proposer incorporated in the State of Florida? Yes No

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes No

If no, please explain N/A

- Date incorporated N/A Charter No. N/A

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. Delaware

- Is the company in good standing with the State? Yes No

If no, please explain N/A

- Date incorporated 04/07/2021 Charter No. 20211784243

- Is the Proposer's company authorized to do business in the State of Florida?
Yes No

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes No

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client. * List provided in the Reference Contact Community List

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22) 5,637,199.00, (23) 6,821,401.00, (24) 7,432,694.00

9. What are the Proposer's current insurance limits?

General Liability \$ 1,000,000.00

Automobile Liability	\$ 1,000,000.00
Umbrella Coverage	\$ 5,000,000.00
Workers Compensation	\$ 1,000,000.00
Expiration Date	4/30/2026

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes No If so, state the name(s) of the company (ies) N/A

The state(s) where barred or suspended N/A
 State the period(s) of debarment or suspension N/A

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes No If so, where and why? N/A

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes No If so, state name of individual, other organization and reason therefore. N/A

13. List any and all litigation to which the Proposer, any personnel to work at Meadow Pointe IV, any officer and/or employee of the Proposer has been a party in the last five (5) years. Floralawn vs. Plexus Capital LLC and Yarn-nique Inc. 5/2024. Litigation is against the corporate entity and not directly associated with ASI Landscape Services.

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes No If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. N/A

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:
- | |
|--|
| Fishhawk Ranch CDD - Eric Dailey (813) 575-1955, \$1.4M, 2024-current |
| Angeline Community HOA - Jessica Mesa (754) 364-6958, \$750K, 2022-current |
| Medley-at-Mirada Community HOA- John Mullins (813) 642-1121, \$1.1M, 2022-current |
| Hunter's Creek Community Association - Seth Emmons, (407) 240-6000, \$1.4M, 2020-current |
| Epperson North CDD, Garrett Marshall (404) 760-6156, \$567K, 2025-current |
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
- | |
|--|
| Del Webb Lakewood Ranch - Valerie Fasano - 973-652-3266 (Contract offered to Yardnique Inc. with short turnaround to establish new branch in Sarasota area. Difficulties in employee recruitment, experience, size of project with minimal timeframe at start of summer season led to service decline. |
|--|
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year. ***See Appendix I for past independent audit and NDA for current financial request.**
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Jonathan Maceira	Branch Manager	
Name	Position	

Operations/Production Oversight	10	4
Type of Work	Yrs. Exp.	Yrs. With Firm

Joe Amarosa	Regional Operations Director	
Name	Position	

Operations/Leadership Oversight	22	10
Type of Work	Yrs. Exp.	Yrs. With Firm

Jeff Myers	Account Manager	
Name	Position	

Relations Management	25	5
Type of Work	Yrs. Exp.	Yrs. With Firm

Johnny Rodriguez	Irrigation Manager	
Name	Position	

Irrigation Inspections/Repairs	25	5
Type of Work	Yrs. Exp.	Yrs. With Firm

Robert Tabone

Agronomy Manager

Name	Position	
Fertilization/IPM Management	20	5
Type of Work	Yrs. Exp.	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Meadow Pointe IV CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Meadow Pointe IV CDD should consider the Proposer for proposing on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

ASI Landscapes

Name of Proposer

By:

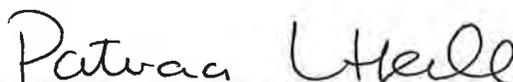


Neil McFadyen, Business Development Manager

This 13th day of January, 2026

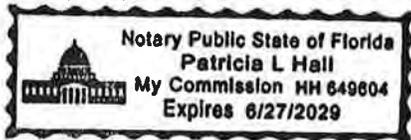
(Corporate Seal)

Sworn to before me this 13th day of January, 2026



Notary Public/Expiration Date

(Seal)



OFFICERS

ASI Landscapes

01/13/2026

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			
Brian DuMont	Founder/CEO	Executive Oversight	Morrisville, NC 27560
Rob Wood	CFO	Executive Oversight	Morrisville, NC 27560

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Pinellas

Before me, the undersigned authority, appeared the affiant, Neil McFadyen, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for ASI Landscapes ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Meadow Pointe IV Community Development District's ("District") request for proposals for landscape maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s:
No. 1 _____

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (**i.e., by no later than [BID PROTEST DEADLINE] at 5:00 PM (EST)**), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 13th day of January, 20 .

Proposer: ASI Landscapes
By: [Signature]
Title: Business Development Manager

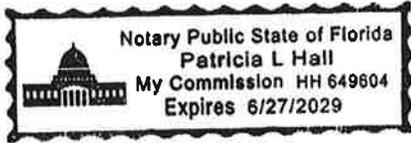
STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of January, 2026, by Neil McFadyen, as Business Develo of ASI Landscapes, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Patricia L Hall
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Patricia L Hall
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of: ASI Landscapes ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through V) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 13th day of January, 2026.

Proposer: ASI Landscapes

By: _____

Title: Business Development Manager

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of January, 2026, by Neil McFadyen, as Business Dev. of _____, on its behalf. He/She is personally known to me or produced _____ as identification.



Patricia Hall
Notary Public, State of Florida

Personally Known

OR Produced Identification

Type of Identification _____

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for ASI Landscapes (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is 9702 Harney Road, Thonotosassa, FL 33592

4. Proposer’s Federal Employer Identification Number (FEIN) is 86-34212476

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a “public entity crime” as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that “convicted” or “conviction” as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an “affiliate” as defined in Section 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a “person” as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 13th day of January, 2026.

Proposer: ASI Landscapes
By: [Signature]
Title: Business Development Manager

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of January, 2026, by Neil McFadyen, as Business Dev. of, ASI Landscapes on its behalf. He/She is personally known to me or produced _____ as identification.



Patricia L Hall
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY
SECTOR LIST**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District (“District”).
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for ASI Landscapes (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is 9702 Harney Road, Thonotosassa, FL 33592

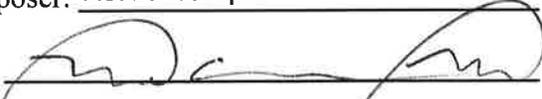
4. Proposer’s Federal Employer Identification Number (FEIN) is 86-34212476

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 13th day of January, 2026.

Proposer: ASI Landscapes

By: 

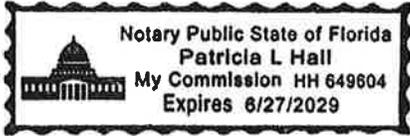
Title: Business Development Manager

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of January, 2026, by Neil McFadyen, as Business Dev. of _____, on its behalf. He/She [] is personally known to me or [] produced _____ as identification.



Notary Public, State of Florida



Personally Known
OR Produced Identification
Type of Identification _____

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Joe Chiellini	32	Vice President/FL	Executive Oversight
2. Joe Amarosa	22	Regional Manager	Operations/Management Oversight
3. Jonathan Maceira	10	Branch Manager	Operations/Management Oversight
4. Dominick Portoghese	40	Director of Business Dev.	Relations and Sales/Florida
5. Neil McFadyen	6	Business Development	Relations and Sales - Gulf/Central

Proposed Staffing Levels

Landscape Maintenance staff will include; 6-8 laborers, 2 Supervisors, and 2 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Jeff Myers	25	Acct. Manager/BMP FNGL	Relations Management
2. Benji Jimenez	7	Prod. Manager/BMP FNGL	Operations/Production Oversight
3. Robert Tabone	20	Agronomy Manager/CPO	Agronomy Treatment Mgmt.
4. Johnny Rodriguez	18	Irrigation Manager/License	Irrigation Inspections/Repairs/Mgmt.

2. Experience

(25 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Fishhawk Ranch CDD
Contact: Eric Dailey Contact Phone: 813-575-1955
Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: \$1.4M
Your Company's Detailed Scope of Services for Project: Includes monthly irrigation and agronomy services for community, sub-association, entryways, perimeter grounds, roadways, parks, ponds, trails.

Duration of Contract: START DATE: 2024 END DATE: current

2. Project Name/Location: Spring Lake CDD
Contact: Eric Dailey Contact Phone: 813-575-1955
Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: \$225,000.00
Your Company's Detailed Scope of Services for Project: Includes monthly irrigation and agronomy services for community, sub-association, entryways, perimeter grounds, roadways, parks, ponds, trails.

Duration of Contract: START DATE: 2023 END DATE: current

3. Project Name/Location: Epperson North CDD
Contact: Heath Beckett Contact Phone: 321-263-0132
Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: \$567,000.00
Your Company's Detailed Scope of Services for Project: Includes monthly irrigation and agronomy services for community, sub-association, entryways, perimeter grounds, roadways, parks, ponds, trails.

Experience cont.

Duration of Contract: START DATE: 2025 END DATE: current

4. Project Name/Location: Angeline Community HOA

Contact: Jessica Mesa Contact Phone: 754-364-6958

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: \$750,000.00

Your Company's Detailed Scope of Services for Project: Build out community consisting of maintenance-free homes, parks, common areas, and amenity center. Includes monthly irrigation and agronomy.

Duration of Contract: START DATE: 2022 END DATE: current

5. Project Name/Location: Medley at Mirada Community HOA

Contact: John Mullins Contact Phone: 813-642-1121

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: \$1.1M

Your Company's Detailed Scope of Services for Project: Maintenance free community of homes parks, common areas and amenity center. Includes irrigation and agronomy.

Duration of Contract: START DATE: 2022 END DATE: current

3. **Understanding Scope of RFP** (10 Points Possible) (___ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Price (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. 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 (20) in this part of the evaluation criteria. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.80$. Therefore, Contractor "B" will receive 15.80 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$. Therefore, Contractor "C" will receive 9.88 of 20 points.

5. Reasonableness of ALL Numbers (25 Points Possible) (____ Points Awarded)

Up to twenty-five (25) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1, 2, 3, 4, 5 & 6.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

EXHIBIT "C" - BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 291,192.00 yr.

- Storm Cleanup \$ 125 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Use of frost blankets, or burlap for sensitive plant coverage. Increase water supply prior to freeze to act as an insulator.

\$ 2600.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 65 /hr. for employee with hand-held hose

\$ 125 /hr. for water truck/tanker

PART 2

49,992.00

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Test - Complete Fert. + pre.m	1	1140	2568.00
April	Mansion/MSM, Celsius, Octa	3.7-4.9 oz/2-4 gallon .005	6	2568.00
April	21-0-11 slow release, +pre.m	1	1140	2568.00
June	slow release, pre.m. prodia/di	1	1140	2568.00
August	Micros w/ fe. sulfate, +0-0-29	2 oz/3-5 gallon .125	142	2568.00
October	Test - Complete Fert. + pre.m	1	1140	2568.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Test - Complete Fert. + pre.m	1	1200	3924.00
April	24-0-10 slow release, +pre.m	.5	600	1980.00
May	21-0-10 slow release, +insect	1	1200	3924.00
July	Micros w/ fe. sulfate, +0-0-29	2 oz/3-5 gallon .125	150	3924.00
August	10-0-20 slow release, pre.m	1	1200	3924.00
October	Test - Complete Fert. +pre.m	1	1200	3924.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Test/13-0-13 or similar+pre.m	4	700	3508.00
June	Test/13-0-13 or similar+pre.m	4	700	3508.00
October	Test/13-0-13 or similar+micro	4	700	3508.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-2P205-12K20+4MG	1.5	105	240.00
May	8N-2P205-12K20+4MG	1.5	105	240.00
October	8N-2P205-12K20+4MG	1.5	105	240.00
November	8N-2P205-12K20+4MG	1.5	105	240.00

Please list any additional fertilization for those plant materials requiring specialized application

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	6-8-12 Fe, Mn, Mg, Zn, B	Loropet., Crape, Sunshine Lig	100	500.00
May	6-8-12 Fe, Mn, Mg, Zn, B	Loropet., Crape, Sunshine Lig	100	500.00
October	6-8-12 Fe, Mn, Mg, Zn, B	Loropet., Crape, Sunshine Lig	100	500.00

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 4800.00 yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
 12,600.00
 \$ 12,600.00 /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Medjool Date Palms	21	2	\$75.00	\$12,600.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4500.00 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 40,320.00 yr.

Freeze Protection (description of ability) Shut off main water supply, open all manual drain valves to release water from system. Automatic drains need to be inspected and allow water to exit. Backflow prevention devices to be drained and insulated if unable to remove.

\$ 1500 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 125.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Controller - 12 Station - \$556.00 16 Station - \$750.00 24 Station - \$1200.00 36 Station - \$1800.00
Decoder - 1 Station - \$250.00 4 Station - \$300.00 6 Station - \$375.00 solenoid - \$25.00
Mainline repair - 2" or greater has a minimum charge of \$375.00, accessibility and parts may require additional fees.
Valves - 1.5" \$300.00 2" \$375.00
Pricing on parts listed is dependent on brand/model does not include labor - \$75.00 per hour

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

375 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 67.00 /CY (app. April) \$ 25,125.00 /installation

And

550 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 67.00 /CY (app. October) \$ 36,850.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 61,975.00 /yr. (if both topdressings are performed - **do not include in Grand Total**)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 3.50 /annual

\$ 5,915.00 /rotation

\$ 23,660.00 /yr. (if all rotations are performed - **do not include in Grand Total**)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 386,304.00 / Initial Term

FIRST ANNUAL RENEWAL	\$ <u>386,304.00</u> /yr.
SECOND ANNUAL RENEWAL	\$ <u>405,660.00</u> /yr.
THIRD ANNUAL RENEWAL	\$ <u>405,660.00</u> /yr.
FOURTH ANNUAL RENEWAL	\$ <u>405,660.00</u> /yr.

***Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.**

Contractor/Firm Name ASI Landscapes

Firm Address 9702 Harney Road

City/State/Zip Thonotosassa, FL 33592

Phone Number 813-948-3938 Fax Number _____

Name and Title of Representative Neil McFadyen, Business Development Manager

(Please Print)

Representative's Signature Neil McFadyen

Date 01/13/2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 20____

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the second annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 305,856.00 yr.

- Storm Cleanup \$ 125/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Use of frost blankets, or burlap for sensitive plant coverage.
Increase water supply prior to freeze to act as an insulator

\$2600.00/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 65/hr. for employee with hand-held hose

\$ 125/hr. for water truck/tanker

PART 2

52,428.00

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Test - Complete Fert. + pre.m	1	1140	2688.00
April	Mansion/MSM, Celsius, Octa	3.7-4.9 oz/2-4 gallon .005	6	2688.00
April	21-0-11 slow release, +pre.m	1	1140	2688.00
June	slow release, pre.m. prodia/di	1	1140	2688.00
August	Micros w/ fe. sulfate, +0-0-29	2 oz/3-5 gallon .125	142	2688.00
October	Test - Complete Fert. + pre.m	1	1140	2688.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Test - Complete Fert. + pre.m	1	1200	4116.00
April	24-0-10 slow release, +pre.m	.5	600	2076.00
May	21-0-10 slow release, +insect	1	1200	4116.00
July	Micros w/ fe. sulfate, +0-0-29	2 oz/3-5 gallon .125	150	4116.00
August	10-0-20 slow release, pre.m	1	1200	4116.00
October	Test - Complete Fert. +pre.m	1	1200	4116.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Test/13-0-13 or similar+pre.m	4	700	3684.00
June	Test/13-0-13 or similar+pre.m	4	700	3684.00
October	Test/13-0-13 or similar+micro	4	700	3684.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-2P205-12K20+4MG	1.5	105	252.00
May	8N-2P205-12K20+4MG	1.5	105	252.00
October	8N-2P205-12K20+4MG	1.5	105	252.00
November	8N-2P205-12K20+4MG	1.5	105	252.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	6-8-12 Fe, Mn, Mg, Zn, B	Loropet., Crapes, Sunshine Lig	100	528.00
May	6-8-12 Fe, Mn, Mg, Zn, B	Loropet., Crapes, Sunshine Lig	100	528.00
October	6-8-12 Fe, Mn, Mg, Zn, B	Loropet., Crapes, Sunshine Lig	100	528.00

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) 5040.00
\$ _____ yr.
 (if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
 12,600.00
 \$ _____ / yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Medjool Date Palms	21	2	\$75.00	\$12,600.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4725.00 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 42,336.00 yr.

Freeze Protection (description of ability) Shut off main water supply, open all manual drain valves to release water from system. Automatic drains need to be inspected and allow water to exit. Backflow prevention devices to be drained and insulated if unable to remove.

\$ 1500 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 125.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Controller - 12 Station - \$556.00 16 Station - \$750.00 24 Station - \$1200.00 36 Station - \$1800.0
Decoder - 1 Station - \$250.00 4 Station - \$300.00 6 Station - \$375.00 solenoid - \$25.00
Mainline repair - 2" or greater has a minimum charge of \$375.00, accessibility and parts may require additional fees.
Valves - 1.5" \$300.00 2" \$375.00
Pricing on parts listed is dependent on brand/model does not include labor - \$75.00 per hour

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

375 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 69.00 /CY (app. October) \$ 25,875.00 /installation

And

550 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 69.00 /CY (app. April) \$ 37,950.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 63,825.00 / yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 3.50 /annual

\$ 5,915.00 /rotation

\$ 23,660.00 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4- This is what contract will be written for)

\$ 405,660.00 / Second Annual Renewal

THIRD ANNUAL RENEWAL	\$ <u>405,660.00</u> /yr.
FOURTH ANNUAL RENEWAL	\$ <u>405,660.00</u> /yr.

***Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.**

Contractor/Firm Name ASI Landscapes

Firm Address 9702 Harney Road

City/State/Zip Thonotosassa, FL 33592

Phone Number 813-948-3938 Fax Number _____

Name and Title of Representative Neil McFadyen, Business Development Manager
(Please Print)

Representative's Signature Neil McFadyen

Date 01/13/2026

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>3,800.00 weekly</u> / event
Pond bank mowing, including line-trimming to water's edge:	\$ <u>1,520.00 weekly</u> / event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>4,560.00 monthly</u> / event
Tree Lifting:	\$ <u>1,520.00 monthly</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>3,912.00</u> / event

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$ <u>75.00</u> Hour
B.	Bush-Hog w/operator	\$ <u>125.00</u> Hour
C.	Tractor w/operator	\$ <u>125.00</u> Hour
D.	Supervisor with Transportation	\$ <u>75.00</u> Hour
E.	Laborer with hand equipment	\$ <u>75.00</u> Hour
F.	Truck w/driver	\$ <u>75.00</u> Hour
G.	Irrigation Tech	\$ <u>75.00</u> Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$ <u>75.00</u> Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$ <u>75.00</u> Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$ <u>75.00</u> Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$ <u>75.00</u> Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$ <u>75.00</u> Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$ <u>75.00</u> Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>75.00</u> Hour
O.	Lump Sum Mowing (¹), entire community	\$ <u>5,320.00</u> Per Mow

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

Appendix I

Financial Statements



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

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

Independent Auditor's Report

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

Opinion

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

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

Basis for Opinion

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

Other Matter

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

Responsibilities of Management for the Financial Statements

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



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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

BDO USA, P.C.

April 30, 2024

Consolidated Financial Statements

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Balance Sheets

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

See accompanying notes to consolidated financial statements.

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Statements of Operations

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

See accompanying notes to consolidated financial statements.

Nondisclosure Agreement

Request for current financial statements

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

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

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

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

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

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

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

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

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

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

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

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

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

Recipient

[]

[]

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

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

[RECIPIENT NAME]

YARD-NIQUE, INC.

By _____

Name:

Title:



By _____

Name: Robert Wood

Title: CFO

Appendix II

Bondable Form

 **AIA**® Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

**Yardnique, Inc.
10014 Chapel Hill Rd
Morrisville, NC 27560**

SURETY:

(Name, legal status and principal place of business)

**Swiss Re Corporate Solutions America Insurance Corporation
1200 Main St., Suite 800
Kansas City, MO 64105-2478**

OWNER:

(Name, legal status and address)

██
██
██

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of the Amount Bid (5%)

PROJECT:

(Name, location or address, and Project number, if any)

██
Maintenance Services, Sarasota, FL 34241

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this **27th** day of **May**, **2025**

Yardnique, Inc.

(Contractor as Principal)

(Seal)

(Witness)

(Title)

Swiss Re Corporate Solutions America Insurance Corporation

(Surety)

(Seal)

(Witness)

(Title)

Mary E. Kleinpeter, Attorney-in-Fact

Paige Borer

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

MARKHAM R. McKNIGHT, CHARLOTTE L. WRIGHT, THOMAS M. SANDAHL, TRENT J. SANDAHL, TROY P. WAGENER, WILLIAM G. McKNIGHT,
TAWANDA A. WEATHERSPOON, MARY E. KLEINPETER, STEPHANIE S. McKNIGHT, CHARLES E. REAGIN, III, RHONDA S. CROOKS, EDWARD L. KINNEY, JR.
and ROXANNA S. BORER JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION (\$200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 12TH day of APRIL, 20 24

State of Illinois **SS**
County of Cook

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 12TH day of APRIL, 20 24, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



Christina Manisco
Christina Manisco, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 21st day of May, 20 25.

Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

Appendix III

Certificate of Insurance

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**Company Resume and Maintenance Program
starts on the following pages**



asi landscapes

A Yardnique Company



maintain



enhance



communicate

Company Resume
&

Landscape Maintenance Program



Company Resume

Name of Company: Yardnique, Inc.

State of Incorporation: Delaware

Years in Business: 29 years

Affiliated Companies:

ASI Landscapes | Landmark | Naturescapes | Phoenix | Creative | Unique | TEAM Management | Precision | Palmetto | Everyday Maintenance | The McKinley Group

ASI Landscapes is our premier landscape operations management and service provider for Florida.

Approximate Number of Customers: We currently serve about 1,300 communities across the southeastern United States. Our customers consist of large-scale full-service communities of 3,000+ homes, multi-family, hospitality, retail and industrial. Our extensive customer base demonstrates our ability to cater to diverse landscaping needs across various community sizes.

Percent of Business with HOAs: Roughly 80% of our business is with Homeowners Associations (HOAs). We pride ourselves on being community landscaping specialists, focusing on enhancing the outdoor living experience for residents. Our expertise in HOA landscaping allows us to address the unique needs and preferences of these communities effectively.

Publicly or Privately Held: We are a privately held company backed by venture capital. This allows us the flexibility to adapt quickly and efficiently without the constraints of an overarching corporate structure. At the same time, it provides the financial stability and economies of scale associated with a large company, enabling us to invest in the latest technology and best practices in the landscaping industry.

Approximate Annual Revenue: This year, we were ranked 15th by **Lawn & Landscape Magazine's** Top 150 landscaping companies with \$160+ million in revenue, approaching \$200 million annually. Our significant revenue growth reflects our expanding market presence and the increasing demand for our services.

Areas Served: Yardnique has grown to service five states in the southeast, with plans to expand further into the south and southwest. Our regional growth strategy is focused on delivering exceptional landscaping services while maintaining our commitment to quality and customer satisfaction.

Number of Employees: We currently have over 2,500 employees specializing in various aspects of landscaping and grounds care. Our team is divided into the following service areas:

- **Landscape Management and Maintenance Service:** Ensuring the ongoing health and appearance of landscapes through regular care and upkeep.
- **Landscape Design/Build:** Creating custom landscape designs and executing projects from concept to completion.
- **Landscape Enhancement/Floriculture/Horticulture:** Enhancing existing landscapes with additional features, plants, and flowers to increase aesthetic appeal.
- **Irrigation Design/Installation/Repair/Backflow Certification:** Providing comprehensive irrigation services to ensure efficient water use and landscape health.



Leadership Team / Organizational Structure



Yardnique Founder and CEO
Brian Dumont



Chief Operating Officer
Bill Davoli



Vice President/Florida
Joe Chiellini



VP of Business Development
Alan Anders



Operations Excellence Director
Kate West



**Director of Business Development
Florida Operations**
Dominick Portoghese



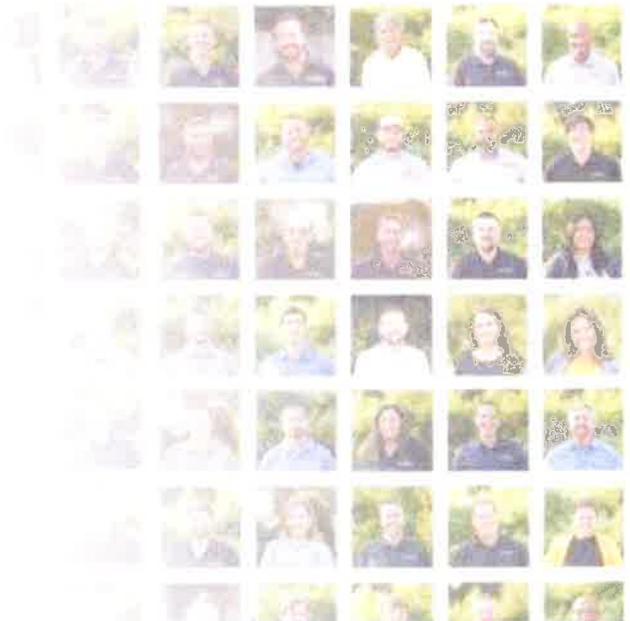
Regional Operations Manager
Joe Amarosa



Business Development
Neil McFadyen



Branch Management
Jonathan Maceira



Florida Executive Leadership Team – Resumes

Joe Chiellini

VP of Florida Operations

Joe Chiellini is the founder and CEO of ASI Landscape Management, originating in 1993. Coming from humble, ASI is now a multi county commercial business, employing 180 individuals with three branches covering the greater Tampa Bay and Orlando marketspace. Joe Chiellini recently retired from his career as a Captain for Hillsborough County Fire and Rescue. Joe served the people of Hillsborough County for almost 30 years all the while building and growing his landscape management company to where it is today. Joe is active in the Green Industry as well as in the local community. He spends much of his time giving back in as many ways as he can.

Within the business world, Joe does both local and national consulting with a focus on training and strategic planning. In the community, Joe has hosted events such as Wrestling for a Cause, golf tournaments, Give Back Days and various fundraisers benefiting children and families in our area who are in need. Fifteen years ago, Joe started the Krewe of the Knights of St. John, a local HCFR philanthropic Krewe to help serve the spouses and children of fallen firefighters. Joe is also an active member in his Parish of St. Patrick's Catholic Church where he lectures, works on beautification projects and serves with the men of the parish in fundraising.

Dominick Portoghese

Director of Business Development

With over 40+ years of experience in the commercial green industry, Dominick brings to ASI a stellar industry reputation having worked in all aspects of the landscape industry. In this key Business Development leadership role, Dominick will help ensure that ASI Landscape Management maintains its well-respected industry position and continues to grow the company by partnering with select key clients in a variety of market segments and leveraging current partnerships while maintaining ASI's high standard. Being part of ASI's leadership team, customers can be assured that their relationship with Dominick and the entire Business Development team will not end at the point of sale but will continue well beyond. Dominick has exhibited a strong work ethic and extreme desire to succeed all throughout his career.

As such, his never-ending quest to learn all functions and services included in landscape management has afforded him a unique and diverse career. This path started as a summer job in landscape construction and along the way has afforded him key positions in landscape construction; design, irrigation installation and design, the turf industry, the Fertilization and Pest Control industry and commercial landscape management...equally in both Business Development and Operational leadership roles locally, regionally, and nationally. Dominick's diverse industry knowledge, experience and career accomplishments have made him the valued ASI leader he is today.

Kate West

Chief Financial Officer

As Director of Finance and Administration and Chief Financial Officer, Kate is responsible for financial stewardship of ASI Landscape Management, including capital and operating budgets, financial affairs and reporting, procurement, and debt and treasury management. Prior to joining ASI Landscape Management in 2022

Joseph Amarosa

District Operations Manager

Joseph has 22 years of landscape industry experience. Prior to joining the ASI family Joe earned a bachelor's degree from the University of South Florida. He has gained additional certifications and licenses that include Green Industries Best Management Practices and State of Florida's Green Industries Best Management Practices. Joe has a wealth of knowledge utilizing Integrated Pest Management as he is a licensed Pest Control Operator. As well as a Pest Control Operator he holds a license in LTD Fertilizer Application and in addition he is Pinellas County BMP certified. Joe has been trained and well versed in Landscape Visual Renderings and Landscape Design. Joseph's primary focuses are customer service, job quality and continual education of his team on the ever-changing landscape industry.

Key Services Team - Resumes

Alex Cotte

Production Manager

Alex has worked in the landscaping industry for over 6 years. He started as a labor worker and has worked his way up to Crew Leader and Operations / Production Manager. He has been through thorough industry and ASI Landscapes training for all facets of his position and is BMP certified. Alex has shown that he is more than qualified for each job we give him and is ready to take on more. Alex excels at maintaining great relationships with his field-level personnel promoting motivation and teamwork and achieving exceptional service results.

Jeff Myers

Account Manager

Johannes has been in the landscaping industry for 15 years. He started in the industry at crew level and worked his way up to field management and project management roles. He is proficient in all aspects of the landscape industry with a strong ability at effective and constant client communication. Johannes excels at maintaining great relationships with his clients and management teams, promoting motivation and teamwork. He is currently in charge of some of our most prestigious accounts and has shown that he is more than qualified for each job we give him. He is ready for the challenge of helping manage new large high profile projects.

Jonathan Franco

Branch Manager

Jonathan has been in the landscaping industry for over 10 years. He started in the industry as a laborer and worked his way up from Account Manager to Branch Management roles. He is proficient in all aspects of the landscape industry. Jonathan excels at maintaining great relationships with his team and excels as a client liaison and conflict resolution. He has been in key industry management positions for many years and is a perfect fit for ASI Landscapes in the Tampa area.

Robert Tabone

Agronomy Manager

Bob is a seasoned landscape professional with over 20 years in Agronomy services. He's worked with landscape operations as well as his long history in Agronomy. He possesses the required licenses and certifications and continues participating in BMP and Agronomy seminars.

Johnny Rodriguez

Irrigation Manager

Johnny currently serves as our Irrigation Manager and oversees all Techs throughout our client portfolio. He has worked in the landscaping industry for over 15 years. He started as an irrigation laborer, then assistant and has worked his way up through the ranks to a manager position. He is proficient in serving all brands of irrigation systems, is active in his continuing education in his field, and holds multiple industry certifications.

Florida Offices

Yardnique is located throughout the southeastern United States and has a large partnership in the state of Florida with significant resources for landscape maintenance, lawncare, horticulture, pest control and turf health.

We are in the unique position to be able to immediately serve most of Florida with a rapidly expanding team of over 1000 landscape professionals working in Florida.

ASI Landscapes

9702 Harney Road
Thonotosassa, FL 33592

212 12th St. N.
Haines City, FL 33844

574 Fairvilla Rd
Orlando, FL 32808

5505 Lorraine Rd.
Bradenton, FL 34211

TEAM Management
6830 Cecelia Drive
New Port Richey, FL 34653

YN Jacksonville
5856 Mining Ter
Jacksonville, FL 32257

Precision Palm Beach

9450 Old Dixie Highway
North Palm Beach, FL 33403

Creative Vero Beach

7080 57th St
Vero Beach, FL 32967

YN Ft. Lauderdale

515 SW 21st Ter
Ft. Lauderdale, FL 33312

Everyday Landscape

5835 Youngquist Rd.
Fort Myers, FL 33912



Reference Contact Community List

Fishhawk Ranch CDD (CDD)

(Recent Award) **Service Dates:** 2024 – Ongoing

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, and ponds, trails.. (Value: \$1.4M plus). Located in **Lithia, FL**.

Contact: Mr. Eric Dailey
District Manager
Halifax Solutions, Inc
(813) 575-1955
edailey@halifax-solutions.com

Medley at Mirada Community HOA (Homeowners Association)

Service Dates: 2022 – Ongoing

Service Provided: Full-service landscape maintenance for a maintenance free community of homes, villas, parks, common areas and Amenity Center, including monthly irrigation and horticultural services.. (Value: \$350K plus – 1/3 of buildout completed. \$1.1M when completed). Located in San Antonio, FL.

Contact: John Mullins
LCAM
ICON Management
(813) 642-1121
jmullins@theiconteam.com

Angeline Community HOA (Homeowners Association)

Service Dates: 2022 – Ongoing

Service Provided: Full-service landscape maintenance for a maintenance free community of homes, villas, parks, common areas and Amenity Center, including monthly irrigation and horticultural services (Value: \$200K plus – 1/3 of buildout completed. \$750k when completed). Located in Land-O-Lakes, FL.

Contact: Jessica Mesa
LCAM
ICON Management
(754) 364-6958
jmesa@theiconteam.com

Reference Contact Community List

Spring Lake CDD (CDD)

Service Dates: 2023 – Ongoing

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, and ponds. (Value: \$225K plus). Located in **Riverview, FL**.

Contact: Mr. Eric Dailey

District Manager
Halifax Solutions, Inc
(813) 575-1955
edailey@halifax-solutions.com

Water's Edge HOA/CDD (Homeowners Association/CDD) **Service Dates:** 2019 – Ongoing

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide. (Value: \$300K plus). Located in Port Richey, FL.

Contact: Mr. Rocco Iervasi
Community Association Manager
Management & Assoc.
(813) 433-2000
riervasi@mgmt-assoc.com

Hunter's Creek Community Association (Community Association) **Service Dates:** 2020 – Ongoing

Service Provided: Full-service landscape maintenance services to community common area roads, parks, sub associations. (Value: \$1.4M plus) Located in Orlando, FL

Contact: Mrs. Michelle Ouimet
Community Association - General Manager
HCCA
(407) 240-6000
mouimet@hunterscreek.net

Epperson North CDD (Community Development District) **Service Dates:** 2025 – Ongoing

Service Provided: Full-service landscape maintenance services to community common area roads, parks, sub associations. (Value: \$567K) Located in Wesley Chapel, FL

Contact: Heath Beckett

District Manager
Vesta Property Services
(321) 263-0132
hbeckett@vestapropertyservices.com

Garrett Marshall
Board Chairman
(407) 760-6156
garrettmarshall@eppersonnorthcdd.com

Licenses and Certifications

The following is the list of licenses/certifications/subcontractors currently held by ASI Landscapes Landscape Management's professional staff as well as professional associations and organizations of which we are an active member.

LANDSCAPE MANAGEMENT LICENSES AND REGISTRATIONS

- **ASI Landscapes is a Florida "Corporation" – Division of Corporations No. PO20000045151**
- Occupational License – Florida, Hillsborough County No. 96169
- Business Tax / License – Florida, Orange County No. 1177765
- Pest Control License – Florida, No. JB135024
- Pest Control Operator – Florida, No. JF184897
- License as a Dealer in Agricultural Products – Florida, No. 116260-1
- Nursery Stock Dealer Certificate of Registration – Florida, No. 47237971
- Certified Arborist License – Florida, No. FL0710A
- FDOT Intermediate Maintenance of Traffic Certification – Qualified 6/4/13
- Pinellas County BMP Certification – No. 013
- State of Florida Irrigation – License No. I-CFCO24523

PROFESSIONAL ASSOCIATIONS

NALP – National Association of Landscape Professionals

- Florida Turfgrass Association
- FNGLA - Florida Nursery, Growers and Landscape Association
- FIS – Florida Irrigation Society
- BAAA – Bay Area Apartment Association
- FAA – Florida Apartment Association
- NAA - National Apartment Association
- BOMA – Building Owners and Managers Association
- CAI – Community Associations Institute
- Greater Tampa Bay Chamber of Commerce
- CFHLA – Central Florida Hotel & Lodging Association
- AAGO – Apartment Association of Greater Orlando

Equipment List

The following is a list of equipment owned by ASI that may be used in accordance with the proposed scope of services.

Type of Equipment	Quantity Available
Light duty trucks	55
Super Duty trucks	40
F-450 or larger trucks	12
Maintenance trailers (open and enclosed)	45
Heavy duty trailer	13
Tow behind turbine blower	6
Irrigation trucks	20
Spray trucks	12
Spray Cart	9
Additional utility carts	18
Ride-on spreader	11
4x4 tree lift	4
Stump grinder	3
Batwing mower	4
72" mower	12
60" riding mower	35
Walk behind mower	40
Ditch Witch trencher	6
Skid steers	6
Field Equipment	
Edgers	750 +/- pieces total
Line Trimmers	
Blowers	
Gas shears	
Back pack sprayers	

Operational Plan



GENERAL MAINTENANCE SERVICES

Growing Season - (April – mid-October) approximately (8) crew personnel per service visit, (9-10 hrs) per day, (2-2 days) per week, **every** week.

Non-Growing Season - (November – March) approximately (8) crew personnel per service visit, (8-9 hrs) per day, (2 days) per week, 2x per month.

**Please note the staffing disclaimer at the end of this section. Detailed plan outlined in Crew Designations Section. Alternative Plans may include reduced crew size or split teams to extend the # of days per week for service.*

Suggested Crew Staffing Breakdown

- (1) Project Acct. Manager
- (2) Crew Foreman (working with crew)
- (8) Mow/Detail Crew personnel
- (1) Agronomy/Horticulture Technicians – as needed – (Fertilization & Pest Control)
- (1) Irrigation Technician – as needed – (Irrigation Inspections and Repairs via additional invoice)

Note: Crew Foreman are working, English speaking crew members.

Our philosophy of “**less is more**”. This employs the process of providing a smaller crew size on site more often and on successive days of the week rather than an army of workers for one day. We prefer this service approach as presented as it allows us to be on-site for more consecutive days. Our crews work Monday through Thursday (10 hr days), as needed with Fridays being utilized as a “**catch up day**” for any rainout occurrence during the week or for any requested additional work to be done.

Key Staffing Responsibilities

Employees

Maintenance crews will always consist of one crew leader among the crew members with all staff onsite and in uniform, with “our company logos” clearly indicated and in highway safety colors. All employees and subcontractors shall maintain a neat appearance and perform work in a professional manner, keeping noise to a minimum at all times possible. ASI Landscapes personnel will clearly identify themselves during any interaction with community residents. All crew are properly trained and certified to meet services provided.

All breaks in work will only be in areas specified by the property with all trash disposed of properly.

All services under the Contract shall be performed by ASI Landscapes employees or subcontractors registered with the property. Registration includes the following:

- Insurance Documentation
- Licensing Information
- Clean Background Screen
- Clean Drug Screen
- Clean E-Verification
- Contract Information

Agronomic - Hort Technician / Integrated Pest Management: This proactive approach to pest control is centered around proper plant selection and continuous monitoring of plant pest populations. Corrective pesticide applications will be made by only knowledgeable applicators under the direction of our Site Manager, and the numerous Certified Pest Control Applicators within our Branch office, and certified by the State of Florida, Department of Agriculture. This position provides and manages all turf and shrub fertilization applications as well. Applicators will maintain an application logbook and continually update MSDS and label references.

Irrigation Maintenance Technician: Knowledgeable and experienced irrigation technicians will regularly check and monitor the operation of all irrigation throughout your community per the provided SOW. Operations will include regular zone maintenance along with prompt notification of any necessary repairs or system failures.

Detail and Turf Maintenance Personnel: The staffing of experienced and reliable service personnel will provide the maintenance operations with the successful and timely completion of their specific tasks. ASI Landscapes is exceptional at crew awareness and appreciation for a job well-done. This helps ensure low turnover with our staff creating service consistency, pride of ownership and accountability. All resulting in an above average product!

Crew Foreman: The staffing of an experienced and knowledgeable crew supervisor will provide a well-managed and consistent service program. This working position will ensure continuous and effective crew services for all mowing and detail related tasks. As a direct connection between general crew members and the Project Managers, crew foreman will address all field related issues immediately and all crew issues when necessary. **These personnel will lead the performance of their crew's specific tasks/functions and help coordinate property operations in the absence of the project manager.**

Subcontractors: Subcontractors providing services under ASI Landscapes will meet the same requirements and level of experience as ALL employees. Any third-party contractor or suppliers will be disclosed to the community and must be approved prior to commencing any work, including any new or substituted third party vendors. If the case of any emergency services that are required that involve any third parties, ASI Landscapes will obtain written approval from the Community Manager.

Start-Up Operational Plan & Implementation Timeline

A preseason start for this project would be a perfect scenario. It will afford our Team the opportunity to determine and establish certain Agronomic conditions. Via soil samples if needed, Turf custom blend fertilization and weed control will be a priority initially. Our Team will be afforded to start at a perfect time of year to initiate our Agronomy program. After in-depth evaluation of all Bermuda and St. Augustine turf, prior to the arrival of the hot weather, a robust and aggressive turf weed control program will be provided. Areas in poor condition where turf renovation may be required will be documented and communicated. Those areas will be identified and proposed accordingly.

Proper preseason turf fertilization will promote better turf health and a stronger turf quality as we enter the spring/summer transition setting up the turf to react and accept fertilization more effectively to the start of the growing season. In addition, a healthier turf helps protect against potential decline and wear from heavy pedestrian traffic as a result of an aggressive spring turf weed control program

ASI Landscapes understands the importance of providing the highest quality of landscape maintenance services possible. In conjunction with the client provided Scope of Work, and our provided “**Understanding Project Scope**”, through the implementation of our start-up operational plan, your property will receive these specific horticultural, agronomic, and “**curb appeal**” services and improvements within the following time periods:

- ❑ **Upon Notice of Award:** Once notice of award is given, just prior to project commencement, equipment and staffing considerations will be reviewed, finalized and implemented.

A property service map with detailed color-coded sectional service plans and crew assignments will be adjusted as needed based on pre-start meetings and discussions with client representatives. Our partnership starts with client input, suggestions and approval of all operational plans to ensure the best possible communication and expectations. Final operational plans will be presented to the client prior to start-up. Each week, site crew will provide all mowing and detailing needs as described and detailed in the proposed operational attachments and service maps.

Within a week prior to start-date, our company recommends and requests a property landscape walkthrough evaluations with client representatives to help determine initial key maintenance issues, deficiencies or areas to address in order of priority. In addition, look at all routine property enhancement needs that may have been previously neglected and may need immediate attention in order of priority (mulch, annuals, palm/tree pruning, ornamental grasses, Roses, etc.)

- ❑ **30 Days:** Routine mowing and detail services commence on day 1 and will follow final and client-approved production plans and color-coded service maps. Any deviations will be communicated to the client prior to service start. Extreme micro-managing by Account/Production Manager, with assistance from branch, Division and corporate support, will be required for the first 30-days to ensure the proper servicing of all areas by their respective crews per the appropriate service maps.

Start-Up Operational Plan & Implementation Timeline

If adjustments are needed regarding, crew leadership, crew personnel, crew set-up, service areas per crew, path-of-motion plans, or any other service-related functions, those adjustments will be documented and presented to client representative for authorization to adjust. Once all services and crews are running smoothly and fully aware of the SOW and their service area of responsibility, Management can back off to a more normal and routine project management and begin addressing any initial enhancements or extra work items requested by client.

Finally, commencing upon start-up and completed **within the first 30-days** of the contract start, ASI Landscapes will facilitate an in-depth irrigation audit for all Controllers, Zones and water delivery components. A full report will be provided detailing all non-functional items, breaks, non-functioning heads, old/worn out heads, risers in need of lifting, and deficiencies of any kind with associated proposals to repair or replace all stated items. In addition, our company will separately recommend and propose any necessary system modifications due to inadequate coverage. These repairs and modifications ensuring adequate watering will need to be accomplished prior to any new plantings, flower rotations, turf repair, or chemical applications requiring water as provided by Our Team.

NOTE: All site and branch operations will make it a priority to work closely and effectively with our Irrigation department, as well as client, communicating regularly to coordinate all Agronomy and Enhancement services regarding property watering requirements.

- ❑ **60 Days:** With some project start-ups, often, routine enhancements may have been neglected previously. Once the maintenance crews are familiar with the property and operating efficiently, any non-contractual extra work items will be identified and proposed. These needs may be a priority and may include complete property mulching, a fresh rotation of annual bedding plants, palm/tree pruning and/or corrective detailing of shrub bed areas. The aforementioned in-depth property evaluation will have been completed and authorized prior to project start with any/all program adjustments or corrective actions specifically documented, and a plan put into action upon project approval. Critical initial enhancements will be addressed immediately and simultaneously with routine base maintenance with a project start and timeline for completion.

Seasonal Color Features: (If applicable) During holiday seasons, through proper communication with client representatives, We will ensure a plan is in place to provide Poinsettias or similar holiday color features requested or recommended by the client. Select material will be preordered to ensure timely completion per client's direction.

Start-Up Operational Plan & Implementation Timeline

- **90 Days:** During this initial 3-month period, any start-up staffing, or production processes issues have been addressed with personnel adjustments being completed after this initial mobilization period. Base maintenance services should be through the initial trial period with production now dialed in and running smoothly. A meeting with client Rep will be held to debrief and discuss services, onsite Project Mgr., and personnel thus far. Adjustments will be discussed and put into action.

The continuation of “detail” enhancements such as shrub bed detailing and tree and palm pruning as needed will be a focus as needed. In addition to the aforementioned services, a focus will continue to be turf color and turf and shrub bed weed eradication through our Agronomic Techs. The spring / early summer season remains an effective time of year to continue to address these issues before the hot summer month arrives. After now having time to assess turf conditions, soil samples can be taken (if necessary and authorized via additional costs) with results applied to tailor an agronomic program specific to those results and actual site conditions.

- **6 Months:** Basic maintenance operations are running smoothly and in full gear as the end of summer season nears. The arrival of the fall season comes with the traditional burdens and difficulties, and our Team will be prepared in advance to address these inherent. Our Team’s internal Talent Acquisition Team is exceptional at keeping our various service teams staffed with well qualified personnel for crew labor and Tech positions throughout the off-season. We will apply this effort on this project if the need arises in order to keep our service programs staffed with no noticeable service drop-off if/as personnel issues arise.

Arborcare Services:

ASI Landscapes recommends the Arborcare Program be discussed in addition to and outside of the proposed contracted items. We have worked with current clients to develop short and long-term ArborCare programs that includes a ArborCare crew adhering to color-coded, sectional service maps addressing tree lifting, building and streetlight clearing and natural area perimeter cut-backs, Palm pruning, etc.

Property Mapping and Crew Designation

Upon award, but prior to job start, and with client’s input and participation, our Team will provide final and complete color-coded map depicting each service crew and their designated area of responsibility for their respective service type. This equates to also providing project specific “Path-of- Motion” mapping per crew, per day and per week. Once approved, these maps will be broken down to capture the path of motion on individual days of service. Together these maps will provide an accurate representation of their movement throughout the campus on each individual day of service.

Please see Crew Designations, Zone Descriptions and Path of Motion on the following pages. The map provided depicts the property boundaries and will be used to identify zones and schedule as described above if applicable.

**Zone designations and path of motion are subject to review and change.*

Crew Designations

Landscaping Maintenance Zone Designations and Flow Paths

Crew Assignment Zone Rotation

General Maintenance Crew

(Includes: Mowers, Trimmer, Edger, Blower)

- **Frequency:** Assigned only if multiple days are required to service (Zone 1, 2, 3, ...)
- **Cycle:** Each zone is serviced weekly on rotating days. 1 day only for small properties
- **Tasks:** Routine turf mowing, edging, blowing, trimming of pond banks, paths, and curbs
- **Flow:** Crews move in a strict daily rotation based on # of days needed
- **Coverage:** All visible and functional landscape surfaces (turf, paths, ponds)

Detail Crew – Distinct Rotation Schedule

Key Difference: The Detail Crew rotates weekly through each zone, completing full-property detail over 4–5 weeks, rather than daily like the routine team.

- **Frequency:** Detail Crew services 1 zone per week
- **Cycle:** Each property zone is deep-cleaned once every 4–5 weeks
- **Tasks:**
 - Bed redefinition
 - Mulch fluffing/replenishment
 - Shrub shaping
 - Weed removal at fine detail level
 - Hardscape edging & plant health checks
- **Flow:** Follows same zone rotation pattern as routine team (Zone 1 → Zone 2 → etc.)
- **Coverage:** More precise and comprehensive work in beds, behind shrubs, around signage/fixtures
- **Purpose:** Elevates appearance beyond routine standards and ensures thorough visual polish

Summary of Key Differences:

Element	Routine Crew	Detail Crew
Frequency	Daily per zone	Weekly per zone
Cycle	1-week full property	4–5 weeks full property
Task Depth	Standard maintenance	High-detail cleaning and aesthetics
Rotation Style	Strict day-to-day	Follows zone flow, 1 per week

Crew Designations

Landscaping Maintenance Zone Designations and Flow Paths

Weekly Mowing & Detail Landscape Maintenance Plan

(Path of Motion Aligned to Attached Map)

Property Overview

Property: Meadow Pointe IV Community

Service Frequency: Weekly

Service Schedule:

Two (2) mowing days per week under standard operations

Smaller or split teams may be utilized to extend coverage up to four (4) days per week as needed for enhanced property maintenance

Starting Point: Meadow Pointe Community Center

Boundary Definition:

All services are performed within the Meadow Pointe IV community boundaries as shown on the attached map, including all roadway corridors, common turf areas, and all ponds encountered along each mowing route.

Primary Maintenance Zones

Zone 1 – Meadow Pointe Blvd. North Corridor

Primary Coverage:

- Meadow Pointe Community Center (northbound transition)
- Meadow Pointe Boulevard north of the Community Center
- Meadow Pointe North community
- Provence community
- Adjacent common turf areas and ponds

Zone Limits:

- Northern termination point occurs **prior to Aventon Meadows**

Key Features:

- Major northbound arterial corridor
- Residential frontage and community entrances
- Multiple pond systems integrated along the route

Zone 2 – Meadow Pointe Blvd. South & Chancey Road Corridor

Primary Coverage:

- Meadow Pointe Boulevard south of the Community Center
- Chancey Road frontage
- Shellwood Place
- Adjacent common turf areas and ponds

Key Features:

- High-traffic roadway corridors
- Residential frontage
- Interconnected pond systems

Crew Designations

Landscaping Maintenance Zone Designations and Flow Paths

Zone 3 – Enclave South Corridor

Primary Coverage:

- Enclave community
- Southern corridor extending toward Highway 56
- Associated common turf and pond systems

Key Features:

- Southern boundary presentation
- Community entry points
- Pond-edge mowing and perimeter turf

Zone 4 – Oldswood Avenue Communities

Primary Coverage:

- Oldswood Avenue corridor
- Windsor community
- Meridian community
- Adjacent common turf areas and ponds

Key Features:

- Residential neighborhood clusters
- Shared common areas
- Pond systems maintained through combined crew efforts

Crew Composition & Equipment

Total Crew Size

- Two (2) mowing crews
- Eight (8) personnel per crew under standard operations
- Crew size may be adjusted as needed to accommodate extended service days

Crew Breakdown

Mowing Crews: Ride-on and push mowers as required by terrain and area size

Detail Support: String trimming, edging, blowing, and finish work performed in conjunction with mowing operations

Mowing Crew Assignments & Path of Motion

Mowing Crew #1 – Northbound Meadow Pointe Route (Zone 1)

• Scope Focus:

Community Center transition, northbound Meadow Pointe Boulevard, Meadow Pointe North, Provence, and all associated ponds and common turf areas.

Crew Designations

Landscaping Maintenance Zone Designations and Flow Paths

Path of Motion:

- Begin at the Meadow Pointe Community Center
- Proceed north along Meadow Pointe Boulevard
- Complete mowing of all common turf, roadway frontage, and pond systems within Meadow Pointe North and Provence
- Terminate route north of Provence, prior to Avention Meadows
- Complete pond mowing concurrently with turf operations along the route
- Maintain all areas within Zone 1 boundaries before transitioning to detail support as required

Objectives:

- Maintain strong northbound corridor presentation
- Ensure consistent pond-edge appearance
- Complete Zone 1 in a continuous, efficient flow

Mowing Crew #2 – Southbound Meadow Pointe Route (Zones 2 & 3)

• Scope Focus:

Community Center transition, southbound Meadow Pointe Boulevard, Chancey Road, Shellwood Place, Enclave community, and southern corridor to Highway 56.

Path of Motion:

- Begin at the Meadow Pointe Community Center
- Proceed south along Meadow Pointe Boulevard
- Maintain all turf, roadway frontage, and ponds along Chancey Road and Shellwood Place
- Transition into Zone 3, continuing through the Enclave community
- Complete mowing and pond maintenance extending south to Highway 56
- Maintain all turf and pond systems identified within Zones 2 and 3 before concluding route

Objectives:

- Preserve clean southbound corridor aesthetics
- Maintain pond-edge consistency throughout residential areas
- Provide uniform turf appearance through Zones 2 and 3

Zone 4 – Combined Crew Operations (Oldswood Avenue)

• Scope Focus:

Windsor and Meridian communities along Oldswood Avenue.

Path of Motion:

- Zone 4 is maintained through combined efforts of both mowing crews
- Work is scheduled strategically based on weekly routing, workload, and staffing
- All common turf, residential frontage, and pond systems are maintained in coordination with Zone 1–3 operations

Objectives:

- Maintain consistent neighborhood appearance
- Efficiently integrate Zone 4 into weekly mowing cycles
- Ensure pond systems and common areas meet Meadow Pointe IV standards

Crew Designations

Landscaping Maintenance Zone Designations and Flow Paths

Weekly Maintenance Scope

Turf Mowing

- Maintain seasonally appropriate mowing heights
- Consistent mowing direction to reduce wear
- Clean transitions between turf zones

Debris & Palm Maintenance

- Remove fallen branches, litter, and organic debris
- Dead palm frond removal as required
- Leave turf and mulch areas clean and uniform

Final Cleanup

- Blow off:
 - Sidewalks
 - Pool deck
 - Clubhouse entrance
- Remove clippings from all hard surfaces
- Final walkthrough prior to departure

Equipment Utilized

- Ride-on turf mowers
- Line trimmers
- Stick edgers
- Backpack blowers
- Hand pruners / pole saws (as needed)

Quality Control & Safety

- Maintain safe operating distances near:
 - Pool areas
 - Pedestrian paths
 - Athletic fields
- Report irrigation issues, turf stress, or hazards immediately
- Equipment inspections before and after service

Service Objective

Deliver **consistent, professional weekly maintenance** that:

- Enhances curb appeal along the boulevard
- Maintains safe, attractive pond edges
- Keeps clubhouse, pool, and athletic fields event-ready
- Provides residents with a clean, well-maintained community environment

Property Boundaries for Maintenance Services

Meadow Pointe IV CDD

3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543-5700, United States



Legend	Name	Quantity
	Zone Paths	88838.55 LF
	Pond Edge	38360.26 LF



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Landscape Maintenance Specifications

A. Mowing

During the growing season, we will ensure that turf is maintained at proper heights based on the turf type and per industry standards without scalping. Weekly mowing schedules are indicated below and will only vary due to weather, growth rates when grass is wet or under severe stress. All mowing patterns will ensure a neat and uniform lawn appearance exclusively completed by mulching mowers. During dormant season, mowing will be performed no less than once every 14 days and as needed to ensure the grass maintains a neat appearance.

All mow services, however, may be adjusted based on actual needs as a result of rainfall and other environmental conditions that may allow for less mows for a more horticulturally sound and appropriate service plan with all communicated and agreed upon by client rep. Other designated areas will be serviced per request at client's direction per the RFP SOW.

St. Augustine turfgrass will utilize a seasonally appropriate mowing height of approximately 3 ½ - 4 ½ inches. Bermuda turfgrass will utilize a seasonally appropriate mowing height of approximately 1 – 1 ½ inches. If applicable, Bahia turfgrass will utilize a mowing height of approximately 3 – 3 ½ inches. Field grass mow heights will be based on scheduled mow frequency.

ST. AUGUSTINE TURF AND IRRIGATED BAHIA TURF

All turf areas shall be mowed once every seven (7) days during the months of April 1st to October 31st.

All turf areas shall be mowed once every fourteen (14) days from November 1st to March 31st.

NON-IRRIGATED BAHIA TURF

April thru October Mow (weekly)

November thru April Mow (once a month)

ZOYSIA TURF

March thru November Mow (weekly)

December thru February Mow (bi-weekly)

BERMUDA TURF

Season Requirement – twice weekly or as the recreational activity requires.

Off –Season Mow – (bi-weekly)

*Approximately – 69 frequencies as the RFP SOW requires

*The above-mentioned schedules are intended to be the maximum # of mows and are used as representation needed to ensure all turfs are maintained and in healthy conditions. Excessive rains or other conditions may require additional services to completed.

B. Edging

Defined as the outlining and/or removing of turf by use of a mechanical edger. Chemical or string edging will not be allowed in any instance without prior approval from the property.

Our Team shall neatly edge and trim around all plant beds, walkways, streets, trees, and plantings by use of mechanical edger only. The shape and configurations of plant beds shall be maintained “as is” or as instructed by the property.

Edging (hard edging) of all driveways, sidewalks, curbs, pathways, and other paved areas will be completed no less than once every seven (7) days during the months of April 1st to October 30th and no less than once every fourteen (14) days from November 1st to March 31st. Edging/Line trimming/Blowing will be done and completed at the same time as the scheduled mowing service. When hard edging; the edger blade must be held in a complete vertical position. Beveled edging is not acceptable. Our Team will be responsible for any repairs due to improper edging. Turf requiring line trimming shall be trimmed at the same height and at same time as the turf is being mowed.

The edging of all planting beds (soft edging) will be performed every mowing. Our Team shall implement “ghost edging” to all beds where needed. This will help define a bed line, prevent it from getting bigger, and allow grass runners to bring the grass line to the bed line. All bed lines must have a crisp and well-defined bed edge with no grass runners. Care shall be taken not to injure tree trunks or plant material during edging operations.

All valve boxes and grounds vaults shall be trimmed and or edged during each mowing operation. the property shall not be responsible for cost of locating these items.

C. Detailing Planted Areas

This service is defined as trimming, weeding (by manual or chemical means), pruning, and shaping of all shrubbery, ornamentals, and groundcover, removal of tree suckers as well as defining bed lines, tree saucers, and removal of unwanted vegetation. Weeding includes weed removal from all beds (including cut turf runners), walkways, decks, curbs, and concrete joints. **This service does not include residents who are on the "no trim" list. Chemical controls may only be used if adjacent desirable plants are protected from injury.**

Contractor shall maintain a valid Florida Pesticide Applicator's License and use pesticides in strict accordance with Federal, State & County directives on environmental control. Chemicals, requiring EPA approval must have EPA registration and labels made available to the property per request. American National Standards Institute (ANSI) regulations are to be observed.

- Pruning services at Common Areas shall be performed at minimum one (1) time every (4-5) weeks year around.
- All shrubs, groundcovers and vines shall be pruned with hand or power shears providing appropriate shape, fullness, and flowering. Flowering shrubs, in their flowering cycle, shall not be pruned until blooming is complete, except in the case of ingress/egress/aesthetic or line of sight issues or as directed by the property. Shrubs, groundcovers, and vines shall be trimmed on a schedule providing a neat and attractive appearance. All signs, sightlines and site lighting shall be kept clear of vegetation at all times. Renewal pruning shall be performed annually, between February 1st and March 30st. Removal of up to one half (1/2) of the shrub may be required. Our Team will remove all pruning litter.
- Where natural wooded areas adjoin the finished turf area or landscape beds, a buffer zone of at least three feet will be maintained by mechanical means to prevent the encroachment of the natural areas into the finished landscape. Where wood line cutbacks take place, the area will be maintained at no additional cost as a condition of this agreement.
- Weeding services shall be performed at minimum of every other week, year-round. At no time are weed groupings allowed in excess of one square foot of ground cover in **one location or for an isolated weed to exceed 2" in height. Weeds (material that is not of the same species within same group) inside or near plant root balls must be pulled or treated with granular or liquid herbicide that is not harmful to the "wanted" species.** Weeds in beds or mulched areas shall be removed by manual or chemical methods.
- **Beds and mulched areas are to be maintained essentially weed free. "Essentially weed free" means that the only acceptable amount and size of weeds permitted would be those that could germinate and grow within a two-week time frame.**

D. Trees

Our Team will schedule annual pruning of oak trees/crape myrtles/maples and all other woody trees during mid to late winter, or January through March.

Trees in pedestrian walkway areas and common areas will have a clearance maintained at **fifteen (15') feet in height throughout the year unless detrimental to the health of the tree.** Trees along golf cart paths, roadways, entrances, and driveways will have a minimum **clearance maintained at fifteen (15') feet in height unless tree health mandates otherwise and agreed upon between ASI Landscapes and the property.** To maintain this required height for **safety reasons, this will be part of our Team's routine pruning cycle.** Our Team will make cuts slightly outside the branch collar, when removing oak tree limbs.

Ornamental Palm trees, 12' feet or less in height will be trimmed on our Team's routine pruning schedule based on University of Florida's recommendations of 100% browning and never beyond a 3 to 9 o'clock cut pattern. All palm boots that are loose and remain on the tree shall be removed during the routine pruning/detail schedule. Fronds removed before such time throughout the common/club areas will be only at the request of the property, with the property taking ownership for the health and any long-term horticultural decline that may occur. Careful trimming procedures shall be followed to prevent damage to any portion of the tree, unpruned fronds, especially the crown, shaft & bud areas.

Sucker growth and water sprouts shall be removed from all hardwood and ornamental trees that meet the aforementioned height specifications **during our Team's routine pruning/detail schedule according to "trimming" specifications. Sucker growth is defined as the shoots that sprout out around the base and clear trunk area of a tree or crepe myrtle trunk.**

Crepe Myrtles will be pruned one (1) time per year between the months of January and March **UNLESS otherwise specified by the property.** Most crepe myrtles will be allowed to grow into trees. Crepe myrtle pruning specifications:

- Meet the aforementioned height specifications
- Remove suckers from the bottom of the plant.
- Remove crossed, damaged, or diseased branches. For crossed branches, remove the weaker of the two limbs that are crossing or rubbing.
- Prune the tips of the branches to remove old flowers. If old blooms are removed, a second blooming may occur.
- Remove old flower buds, which will encourage new growth activity.
- Remove small twiggy growth and remove Spanish/Ball moss to allow air to better circulate in the canopy.
- The tree shall be maintained in its natural vase-shaped habit.

Spanish/Ball Moss shall be removed from all trees, including hardwoods, up to a height of **fifteen (15') feet during the pruning cycle. Any Spanish/Ball Moss found in/on bedding plants, hedge rows, shrubbery, etc., will also be removed during the weeding cycles.**

E. Blowing

Blowing of mowed and edged yards (if applicable) shall be conducted twice daily; once before taking lunch breaks and once at the end of the day before leaving. Sidewalks, curbs, and other paved surfaces adjacent to turf and/or other landscaped elements shall be kept clean of unwanted debris generated by our Team by the use of forced air machinery.

All parking, entrances, and all hard surfaces shall be kept clean of unwanted debris by forced air machinery. All community entrances and hard amenity areas shall be kept clean of unwanted debris by forced air machinery. Each residential driveway and sidewalk leading to the front door & entrance to screen room shall be maintained free of unwanted debris by forced air machinery blown away from all doors and patio areas, keeping debris (grass clippings) off residential homes & garage doors. Any blowing of clippings or other landscape debris shall not be blowing from the rain gutters into the storm drain.

F. Monitoring

All turf, shrubs, ornamentals, and groundcovers are to be monitored for pest, disease and nutrient problems with positive findings being reported, in writing to the property. If the problem is a covered item under the provisions of the Contract, immediate steps will be taken to rectify the problem. If our Team fails to notify the property and/or identify and treat issues, ASI Landscapes is responsible for replacing affected plant material.

All entrances/exits to the community, parks, pavilions, mailbox kiosks and all amenity complexes are to be visited by the Contractor once weekly to inspect for and remove any debris or landscape trash.

G. Trash Removal

Our Team will police the entire site prior to mowing to remove litter. Our Team will remove all debris and/or litter from areas maintained under the Contract during every visit.

H. Debris Removal

Our Team is responsible for removal of any maintenance-related debris from the property before scheduled lunchbreaks and no later than leaving the area where the debris was generated. Accumulated road silt within gutter systems shall also be removed on a monthly basis.

I. Dead Wood/Matter

Dead or otherwise hazardous (broken) tree branches shall be removed promptly if they are within fifteen (15') feet from a hard surface (roadway, sidewalk, cart path). Other dead or otherwise hazardous tree branches or dead trees (palm or hardwood) outside the Contract specifications shall be brought to the attention of the property for pre-approval by submitting a proposal and subsequent immediate removal.

All extraneous leaves, weeds, trash, limbs, and debris shall be removed from the property during each routine pruning/detail schedule.

J. Neglect and Vandalism

If applicable, any and all damage to homeowners' property, including but not limited to wiring, screening, downspouts, and A/C units is to be reported to the homeowners and the property prior to the end of business on the day the damage took place. The Contractor shall make this repair within seven (7) calendar days or the property shall hire an independent vendor who is licensed, insured and approved by the property. The amount of this repair through a third party vendor shall be deducted from ASI Landscapes invoice.

Turf, shrubs, trees, or plants damaged or killed due to ASI Landscapes operations, negligence or chemicals shall be replaced immediately at no cost to the property. If plant damage or death is caused by conditions beyond the ASI Landscapes's control, replacement shall be at the property's expense.

Sprinklers or structures damaged due to ASI Landscapes's operations shall be replaced by our Team immediately at our expense within 24 hours. Damage caused by others shall be promptly reported to the property.

All water damage resulting from our Team's negligence shall be corrected at our expense.

Damage to or theft of landscaping and irrigation components outside ASI Landscapes's responsibility shall be corrected by our Team at the property's expense, upon obtaining authorization to proceed.

K. Quality

Landscaping materials installed must meet or exceed state and/or local codes and/or ordinances of the State of Florida (Florida #1 or Florida Fancy Plants and Trees) Plants shall be healthy, well branched, and densely foliated, with well-developed root systems, free of pests. the property reserves the right to reject any plant material(s) deemed not to meet expectations.

Fertilization and Pest Control Specifications

1. ASI Landscapes under F.S. 482.2267 shall provide appropriate notification to persons registered with the state registry before making a pesticide application to the property of a state registered person. A licensee or limited certificate holder must notify said person at least 24 hours before applying the pesticide. Notification may be made by telephone, by mail, in person, or by hand delivery. Notification shall include the location to which the pesticide is to be applied and must also include information on the type of pesticide to be used.
2. Application reports providing location of application date, type of chemical applied, application rates, name of technician and company shall be submitted to the property.
3. Copies of product labels and Material Safety Data Sheets must be provided to the property.
4. All materials will be used for intended purpose as approved by regulatory standards.
5. **All materials shall be applied per the label's specifications and guidelines.**
6. Lawn and pesticide signs shall be posted at the location the day before the application of chemicals for safety and compliance, then removed within 5 days following application.
7. CAM and representatives of the property reserve the right to be present when chemicals are being mixed and applied.
8. Specifications are performance based and control of all pests, to the complete satisfaction of the property, is the responsibility of ASI Landscapes.

A. Turf Care Specifications

ASI Landscapes shall follow UF/IFAS Extension to provide fertilization & insect, disease & broadleaf (primarily but not exclusively) weed control to all areas of St. Augustine turf. ASI Landscapes shall submit yearly schedules for fertilizer and pest control to be posted on the community website.

All fertilizers utilized must contain a nutrient package specifically blended for the property's unique landscapes and will have a minimum of 50% slow-release nitrogen source to ensure extended performance. A complete minor element package shall be included with each application to ensure that all the requirements of a Florida landscape are provided. The method of application will be dependent upon the landscape layout.

Fertilizers shall not be applied near water, storm drains or drainage ditches. Do not apply if heavy rain is expected.

ASI Landscapes shall provide a copy of all fertilizer and pesticide labels to the property upon request.

ASI Landscapes shall employ methodology consistent with "Florida Green Industries Best Management Practices."

Counties with an adopted fertilizer ordinance shall prevail during the months of June – September and serve as a guide to nutrient selection and timing.

NOTE: Bahia areas and excessive weed areas will be excluded from any fertilization and agronomy programs unless otherwise negotiated. Pond banks are excluded from fertilization and agronomy programs for environmental considerations.

Optional Organic Agro Program

At the discretion of the community, ASI Landscapes will implement the following Organic Agro Program:

- Early Spring Apply 5-3-0 Organic at 5 lbs. per 1000 sqft
- Late Spring Apply 12-4-6 Sentry and Micronutrients at 4 lbs. per 1000 sqft
- Summer 5-2-4 Sustane at 10 lbs. per 1000 sqft
- 12-4-8 Sentry at 5 lbs. per 1000 sqft
- Late fall 10-10-16 Sentry at 5 lbs. per 1000 sqft

Other products to consider:

- Zeitgeist – beneficial fungi
- BioKelp Humic – seaweed extract and humic

A. Turf Care Specifications (General Standards): *excludes Bahia*

Treatment- Application Dates - Type - Description (unit of measure) – Material

1- February - Granular- Fertilization 24-0-10 75% slow release + Premergent

2 -April - Granular- Fertilization with Chinch bug - 21-0-10 75% slow release+ Insecticide

3 -June - Liquid -Liquid Fertilization with Chinch bug control - High MN (fl Oz) + Insecticide (as needed)

4 -September - Granular- Fertilization 10-0-20 50% slow release + Micros

5 -October - Liquid Chinch bug Service - Arena 50 WP (as needed)

6 -November - Granular - Fertilization - 24-0-11 50% slow release + Micros

*All granular applications are applied at 1lb.N/1000 square feet.

IPM and Misc Applications

As needed - Liquid Winter weed control of broadleaf's Amine 400

As needed - Liquid with Amine 400 or for sedge control Certainty

As needed - Liquid Summer Weed control of broadleaf weeds Mansion/MSM (oz)

As needed - Liquid Broadleaf weed control all seasons Celsius & Octane

*All newly turned over lawns will be immediately fertilized with 24-0-11 50% slow release + micros at 1lb.N/1000 square feet.

Enhanced BERMUDA CARE PROGRAM (Optional)

- Core Aerification/Verticutting: should be performed a minimum of one (1) time annually in the Spring utilizing equipment specifically designed for each purpose. Tine aerification and/or disk verti-cutting will ensure turf vigor and minimize thatch accumulation. Dragging plugs/clipping will breakdown debris and help re-fill holes and cut marks while leaving most debris back into the environment.
- Topdressing: Topdressing with certified sand specifically designed for this application will more quickly fill holes left by aerification allowing for quicker root growth.
- Rye Over-seeding: Bermuda turf can be over-seeded in the Fall season (mid-October) utilizing "Double Eagle" premium blend perennial ryegrass seed at an application rate of (8–10) lbs per 1000 sf.

B. Turf Weed Control

The control of broadleaf weeds shall be included in the Contractor's program. Herbicides should be applied only when temperatures are below 90 degrees and wind drift is at a minimum to avoid turf damage.

The lawn herbicide treatments will consist of a minimum of one mandatory blanket application and quarterly IPM visits by a qualified technician or as specified in the Contract. Premium product will be used to prevent surge growth, but still allow for an attractive, healthy, vigorous lawn.

- Due to the unavailability or restricted use of effective control products, the prevention or control of crabgrass, Bermuda grass, and sedges are not part of this proposal. At the expense of the property, specific areas of crabgrass, Bermuda & sedges may be replaced by ASI Landscapes, if approved by the property.
- Weed control in St. Augustine turf is to be maintained at no more than 10% area infested in any given parcel.

C. Turf Insect Control

Appropriate insecticides will be used for lawn damaging insects. All turf will be inspected monthly by a qualified technician or personnel for follow up as necessary. Inspection reports shall be submitted to the property, documenting inspections. Chinch bug and other insect damage are the responsibility of ASI Landscapes to repair.

- Treatment of active ant mounds shall be included in this agreement.
- Preventative grub control is expected and shall be applied, as needed, following the monthly inspections as noted on the map. Curative spot control is also expected where and when it exists.

D. Turf Care Specifications

Appropriate insecticides will be used for lawn damaging insects. All turf will be inspected monthly by a qualified technician or personnel for follow up as necessary. Inspection reports shall be submitted to the property, documenting inspections. Chinch bug and other insect damage are the responsibility of ASI Landscapes to repair.

- Treatment of active ant mounds shall be included in this agreement.
- Preventative grub control is expected and shall be applied, as needed. Curative spot control is also expected where and when it exists.

E. IPM Defined

At ASI Landscapes, we are proud to align our landscape management strategies with the science-based principles set forth by the University of Florida IFAS Integrated Pest Management (IPM) program. We believe that responsible stewardship of the environment begins with informed action.

By following UF/IFAS IPM guidelines, we:

- Prioritize prevention and monitoring to reduce the need for reactive chemical treatments
- Emphasize environmentally responsible pest control through cultural, mechanical, biological, and — when necessary — targeted chemical methods.
- Train our teams regularly on UF/IFAS best practices to ensure that our approach is safe, sustainable, and effective
- Support healthy ecosystems and pollinator-friendly landscapes across the properties we serve.

This commitment reflects our core mission: to deliver high-quality, sustainable landscape solutions that protect both the beauty of our communities and the health of the environment.

Key IPM Processes Used in Landscaping:

1. Monitoring & Scouting

What it is: Regular inspection of landscapes to detect pests early, identify beneficial insects, and assess overall plant health.

Why it matters: Early detection allows for targeted and minimal intervention, reducing the need for broad-spectrum pesticides.

Example: Weekly walk-throughs to check for signs of chinch bugs in St. Augustine grass or aphids on ornamentals.

2. Correct Pest Identification

What it is: Identifying pests accurately before deciding on a treatment method.

Why it matters: Misidentification can lead to ineffective treatments and unnecessary chemical use.

Example: Differentiating between lawn damage caused by grubs vs. fungal disease.

3. Cultural Controls

What it is: Landscape practices that discourage pest problems by promoting healthy plants and soil.

Methods include - Proper mowing height, Irrigation management (avoiding overwatering) Fertilization according to soil tests;

Example: Using mulch to suppress weeds and retain soil moisture while preventing fungal disease from splashing onto plant leaves.

4. Mechanical & Physical Controls

What it is: Use of tools or barriers to prevent or remove pests.

Examples: Hand-pulling weeds, Installing root barriers to deter invasive plants, Pruning infected limbs to stop disease spread.

E. IPM Defined

5. Biological Controls

What it is: Encouraging or introducing natural predators or beneficial organisms.

Examples: Releasing lady beetles to control aphids, Preserving parasitic wasps that target whiteflies

Note: Avoiding insecticides that harm beneficials is key.

6. Chemical Controls (Last Resort)

What it is: Targeted use of pesticides when other methods are not effective or feasible.

UF/IFAS recommends: Using selective, low-impact products, Spot-treating rather than blanket applications, Rotating chemical classes to prevent resistance

Example: Applying a targeted insect growth regulator (IGR) for whitefly control only after population thresholds are met.

7. Threshold-Based Decision Making

What it is: Only taking action when pest populations exceed a level where damage becomes economically or aesthetically unacceptable.

Example: Tolerating minor chinch bug presence until they reach levels that threaten turf health.

8. Documentation & Evaluation

What it is: Keeping records of pest observations, treatments, and outcomes to refine future actions.

Why it matters: Builds a data-driven strategy over time.

Example: Logging each treatment site visit and outcome in a landscape management software.

Summary: These processes help ASI Landscapes deliver services that are:

- Proactive, not reactive
- Environmentally responsible
- Tailored to each property's unique needs

F. Turf Warranty

All turf under the care of ASI Landscapes that dies due to damage from biotic agents such as pests or from abiotic factors such as fuel spills, weed control or fertilizer burn, will be replaced by the ASI Landscapes at no expense to the property.

All turf damaged from acts outside of ASI Landscapes discretion or "Acts of God" shall not be the responsibility of ASI Landscapes. These include but are not limited to heat restrictions, excessive rainfall, and severe weather.

G. Small Tree/Shrub Care (<10') Program

1. Fertilization: Tree and shrub fertilization shall be performance based, minimum quarterly applications of 8N-2P2O5-12K2O +4Mg or other similar recommended fertilizer blend with all necessary minor elements. The blend should be 100% slow release or an equivalent.
 - Trees less than six (6) inches trunk diameter will be included in standard fertilizer program; trees over this diameter will be fertilized with the lawn application.
 - Counties with an adopted fertilizer ordinance shall prevail and serve as a guide for nutrient selection and timing.
2. Integrated Pest Management: Pesticides will be used on an as-needed basis and in general areas having the problem. A curative approach shall be implemented for insect and disease management in turf and landscape areas when damaging thresholds have been identified as negatively impacting either health or aesthetics. In areas where problems persist, a preventative approach should be implemented.

ASI Landscapes personnel should be diligent in scouting for damaging pests. Horticultural pest control and or appropriate recommendations will be provided to minimize injury to ornamental plants, achieved by monitoring the property during services.
3. Ant Control: All ant mounds shall be treated during routine maintenance activities or within 48 hours of being reported. Community parks and other common property shall be considered an emergency and shall be treated within 24 hours of being reported. Ant control does not include a blanket treatment of the property.

Treatment - Application Dates - Type - Description (unit of measure) - Material

- 1 - March - Granular - Fertilization of Ornamental Beds - 13-0-13 50% slow release Micros*
 - 2 - April-June - Liquid - Ornamental Bed weed control Pre M AquaCap/Sure Guard
 - 3 - October/November -Liquid -Pre-emergence bed weed control - Pre M AquaCap/Sure Guard
 - 4 - Oct 15/Nov - Granular - Fertilization of Ornamental Beds - 13-0-13 50% slow release + Micros*
- IPM and Misc Applications
- As needed - Liquid Insect and Scale Control - Crosscheck Plus
 - As needed - Liquid Spider mite control - Avid/Forbid
 - As needed - Liquid General Disease Control - T Storm (lb)
 - February/July- Liquid Plant growth reduction – TrimTect
 - As needed - Liquid Broad leaf weed control in beds – Round-Up Pro

Note: Additional necessary fertilizations or soil amendments for turf, shrubs and trees to address deficiencies due to environmental conditions, poor soil conditions, etc., fall outside of this contractual program but can be provided via separate written authorization and invoice as needed as needs are discovered and identified.

Plant Material Program

All plant, shrub or tree material shall be inspected and approved by the property before being planted. If a plant, shrub, or tree dies from insect or disease damage while under this tree/ shrub/palm care program within one (1) year, it will be replaced, at no cost to the property, with one of equal value and that is reasonably available and approved by the property.

Palm Tree Program

Fertilization:

Palm tree fertilization shall be quarterly and is performance based, not treatment based. Yarrdnique shall use the complete fertilizer blend with all necessary minor elements listed below. The blend should be 100% slow-release N.

The 8N-2P2O5-12K2O +4Mg with micronutrients fertilizer blend (100% Slow Release) shall be applied at a rate providing 1.5 lbs of the 8N-2P2O5-12K2O+4Mg with micronutrients fertilizer (not N) per 100 sq. ft. of palm canopy area, bed area, or landscape area. The suggested rate shall be used to determine the actual amount applied to each tree, which shall be applied to a narrow circumference of the base of the tree.

*High value palms substitute for 13-0-13 with 8-2-12 Southern Palm special

Therapeutic applications of minor elements are to be included to ornamental palms indicating need.

Counties with a Fertilizer Ordinance shall prevail and serve as a guide.

Palm Integrated Pest Management:

Pesticides will only be used on an as-needed basis and only in areas having the problem except for bud drenching as mentioned below. A curative approach shall be implemented for insect and disease management when damaging thresholds have been identified as negatively impacting either health or aesthetics.

Preventative vs. Therapeutic

For optimal palm health, preventative maintenance is far superior to therapeutic maintenance, as it proactively safeguards against diseases and insect infestations. Regular inspections, appropriate fertilization, proper watering, and timely pruning can fortify palms, making them less susceptible to issues. Preventative measures address potential problems before they arise, ensuring robust growth and longevity.

In contrast, therapeutic maintenance often involves addressing symptoms and root causes after significant damage has occurred, leading to delayed recovery and increased maintenance costs. By prioritizing preventative care, you can maintain healthier, more resilient palms and reduce the need for extensive treatments later on.

Irrigation Maintenance Specifications

FREQUENCY: ASI Landscapes shall perform a complete irrigation maintenance inspection as indicated in the contract. The irrigation inspection shall include the following: adjusting rotor or spray heads, confirming that rain sensors are active and functioning properly, confirming that all zones are operating, confirming that all types of irrigation heads are clear and free of any debris, confirming that all irrigation valve box lids are in place and visible and inside the valve boxes the valves are clear of any soil or grass debris and confirming all valve boxes have no damage.

If the system uses reclaimed water provided by county utilities, ASI Landscapes will maintain communication with the County on behalf of the property. This communication is intrinsic to the operation of the system and this, coupled with the inspection reports, will substantiate the status of the supply, pressure, and any potential restrictions.

Our Team is responsible for adjustments to watering schedules as needed for weather, new sod, plants, trees or other improvements. When necessary, our Team will provide backup reports, run times and run dates to the property.

Our Team will respond to generated work orders within 24 business hours. Work orders must be completed to the satisfaction of the property or resident, or the repair or replacement scheduled within 72 business hours. This schedule may change during the dry season.

All emergency irrigation repairs must be controlled within two (2) hours of notification. An emergency is deemed to be a stuck valve, broken mainline, or heads spraying into soffits, fasciae or into the interior of a unit.

Major irrigation repairs require pre-approval and will be completed on a separate work order upon approval by the property. Major repairs include but are not limited to, main lines 2" and larger, satellite controllers/ESP Controllers/Common Boards/Zone Boards, pumps, backflows, and rain sensors.

ASI Landscapes will be responsible for any damage to the turf or plants due to either under watering or over watering by the irrigation system. Our Team will be responsible for adjusting irrigation run times, gallons per minute and or water coverage due to seasonal changes as needed. ASI Landscapes will not be held responsible for failure of main irrigation water supply, water pressure or water restrictions imposed by a statutory or similar authority.

Our Team shall document each inspection in writing and provide to the property within 72 hours of completion.

Special Services

Floral Detail - Through our many years of floricultural experience with our property portfolio, ASI Landscapes will provide unparalleled experience in managing your floral displays. We will provide the assurance of consistently colorful displays through the proper plant selection and continuous detailing and **“dead heading” of the floral displays throughout the property**

Annual plants (client optional) are to be replaced four (4) times per year as directed and approved by the property. No period between installations shall exceed three and one half (3.5) months. Price per plant installed is to be noted.

- Annual flowers are a separate line item.
- Major renovation of annual beds shall be performed twice per year, at the beginning of each Contract year. The annual flower beds should be eight inches high at their highest point and angled for the best appearance. A potting mix specifically blended for annuals will be used. **The potting mix will be “topped off” as needed during change outs, as part of this agreement.** Four inch-potted annuals will be planted on eight-to-ten-inch centers, depending on the variety. Any annual(s) that declines in health or dies, will be replaced at no cost to the property with like variety, maintaining the annual display in its best display appearance. Contractor will be responsible to purchase, install, and dispose of all debris.

INSTALLATION SPECIFICATIONS:

1. All plants are to be installed utilizing a triangular spacing of 8-10” **between plants.**
2. All beds will be cleaned and hand/machine cultivated prior to installation of new plants.
3. Granular time released fertilizer; pre-emergent and a granular systemic fungicide will be added to the bedding soil at the time of installation.
4. Follow-up applications of fertilizer, fungicide, and insecticide will be provided as needed or as requested by the property.
5. All landscaping materials installed must meet or exceed all state and/or local codes and/or ordinances of the State of Florida (Florida #1 or Florida Fancy Plants and Trees). All plants shall be healthy, well branched, and densely foliated, with well-developed root systems, free of disease and insect pests.
6. Included in the unit pricing is the addition of planting soil and amendments a minimum of one time per year.

WARRANTY: Plant material installed by Contractor shall be warranted for one full calendar year. Plant material under Contractor’s warranty which dies due to unaddressed issues, insect damage, or diseases referenced in this RFP shall be replaced under the stated warranty within (15) fifteen business days.

Special Services

Mulching - The purpose of this policy is to outline the standards and practices for the use of mulch in landscaping projects to ensure optimal plant health, soil conservation, and aesthetic appeal while promoting environmental sustainability.

Mulch application should be performed during the months of January through March, and August through October.

Types of Mulch:

Preferred Mulches:

Organic mulches: Pine bark, cypress mulch, hardwood mulch, straw, leaves, and compost.

Recycled or repurposed materials: Melaleuca mulch, recycled wood chips.

Nonrecommended Mulches:

Non-biodegradable mulches: Rubber, plastic, dyed wood chips that may contain chemicals harmful to plants.

1. Mulch Application:

Depth: Apply mulch at a depth of 1-2 inches for optimal moisture retention and weed suppression. Do not exceed 3 inches to avoid smothering plant roots.

Placement: Keep mulch away from the base of trees, shrubs and structures (leave a 2-3 inch gap) to prevent rot and pest infestation.

Replenishment: Replenish mulch annually or as needed to maintain the desired depth and appearance.

2. Site Preparation:

Weed Control: Remove weeds and grass from the mulching area before application. Consider using landscape fabric under mulch for additional weed control.

Soil Preparation: Ensure proper soil preparation, including aeration and amendment, before applying mulch to support plant health.

Trenching – Bedline edges shall be trenched and beveled at a depth of 3" along hard surfaces or annual beds, 1" is required along turf bedlines.

3. Environmental Considerations:

Sourcing: Source mulch from sustainable and local suppliers whenever possible to reduce environmental impact.

Conservation: Use mulch to conserve soil moisture, reduce erosion, and improve soil health.

Recycling: Encourage the use of recycled organic materials as mulch to promote environmental sustainability.

4. Quality Control:

Inspection: Regularly inspect mulched areas for signs of excessive moisture, pests, or disease and take corrective actions as needed.

5. Customer Education:

Information: Educate customers about the benefits of mulch, proper maintenance, and the importance of sustainable practices.

Recommendations: Provide recommendations for mulch types and application based on specific landscape needs and conditions.

6. Records:

Records: Maintain records of mulch types, sources, and application dates for all projects.

Special Services

Storm Preparedness - In the event of a forecasted weather event, such as but not limited to hurricanes and tropical storms, the property may deem it necessary to suspend all operation of irrigation equipment, pump stations, and to secure controllers to avoid power surges and any catastrophic events such as an uprooted tree that breaks a mainline.

1. Storm remediation shall begin immediately following the storm's passage, once it's safe for crews to assess and address the damage.
2. Depending on the severity of the storm, remediation efforts might commence within 24 to 48 hours to prevent further damage or hazards.
3. Storm remediation may be delayed until after local authorities have conducted safety inspections and given clearance for cleanup activities to begin.
4. If the storm has caused widespread damage, an emergency meeting will be called with 48 hours to coordinate extended plan and mobilization efforts
5. Insurance assessments or obtaining permits may delay storm remediation efforts in certain cases.

Remediation Plan and Pricing:

Initial site visit to assess the damage caused by the storm.

Remediation plan to include:

- Debris Removal
- Tree Pruning or Removal
- Soil Erosion Control
- Replanting
- Administrative: Permit fees, dump fees, transportation costs, misc. expenses

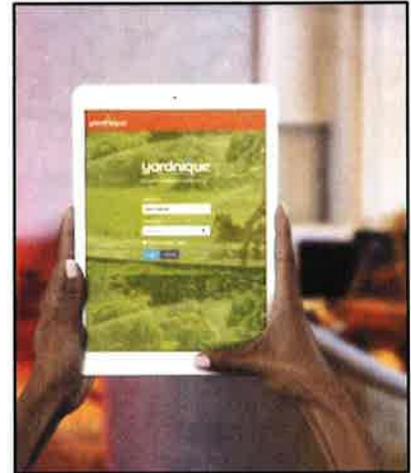
ASI Landscapes is not be responsible for any severe weather-related cleanup (hurricane, tornado, etc.) outside the normal contracted scope of services. Upon mutual agreement, normal contracted services may be exchanged for severe weather cleanup services. Upon mutual agreement, missed mowing services or any other missed contractual service may be credited to the property with a specific dollar value to be applied to future services.

Special Services



ASI Landscapes is proud to introduce our customer portal, that automates weekly reports and service updates, Syncscape. This provides our customers with complete access to all invoices, service alerts and service requests with the ability to extend access to board members and/or residents as desired and managed by the property manager.

- Service reports after every visit
- Online service request submission and tracking
- Track quarterly landscape plan progress
- All invoices, proposals, and contracts in one place
- Manage board and community member access
- Measure landscape quality sentiment
- Automated email and text notifications
- Message team members any time of day



Aquatics Management

The premier provider of lake, pond, wetland and stormwater management services in the United States, our family partner, TIGRIS backs its services with relentless dexterity and a passion for environmental responsibility.

From initial inspection and consultation through routine maintenance, professional installation, repair and compliance, we have you covered at every stage. We work in close collaboration with your lake group, regulators and experts to execute scientifically rigorous programs to restore ecological balance and enhance water quality.

Design Services

ASI Landscapes is uniquely qualified to assist with landscape enhancements and design services that will elevate the presence of the community. We are always cognizant of budget and balance beauty, color, and other elements with environmental impact and long-term maintenance costs. We provide design services from the ground up and can property zone specific plans.

- Comprehensive site analysis and micro-climate assessments
- Color, texture, and shading studies
- Entrance, common area, and walkway planning
- Irrigation, drainage, and water management
- Lighting design for safety and energy efficiency
- Planning for trees, shrubs, flowers, and plants



Truxors
Mechanical Pond Cleaning



Aeration Full-Service
Install/Repair/Maintenance



Fisheries Full-Service
Stocking/Electro/Survey/Lime



Stormwater Compliance
Inspection, Consulting, BMP



Marsh Master
Wetlands



The best landscapes on earth



HOA on a grand scale



Lighting the way



Mulch and Straw Installation



Common areas that make a difference



An impressive entrance



Lush community areas enhance value



Pristine community areas

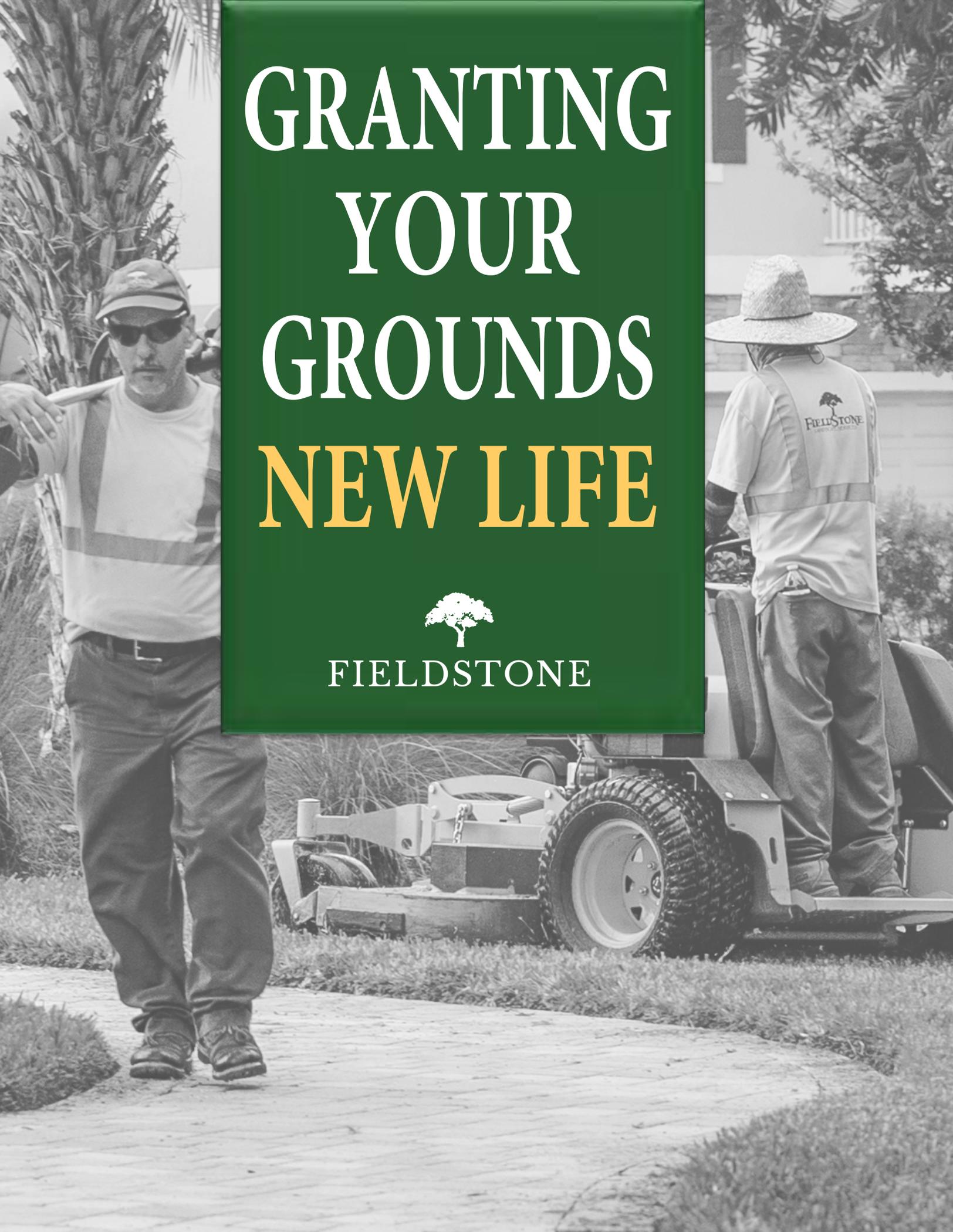


Perfectly manicured and ready for enjoyment

GRANTING YOUR GROUNDS NEW LIFE



FIELDSTONE



GROW WITH US

Network With Nature
@fieldstonelandscape



(727) 622-7866
contact@fieldstonels.com
4801 122nd Avenue North
Clearwater, FL 33762



Communication

Communication between the Property Management Team, Board Members, Committee Members, and Fieldstone is critical to the success of any community. That is why we use all available forms of communication to inform you of all items relating to your property. You will find Fieldstone's communication is second to none.

Irrigation Management

Water usage is the most overlooked part of any landscape environment. As water supplies decrease, utility prices continue to increase, making Irrigation Management a necessary part of every community's future. We have Certified Irrigation Technicians who will maximize the efficiency of your irrigation system. Their knowledge allows us to help conserve water, therefore reducing your monthly water bills.

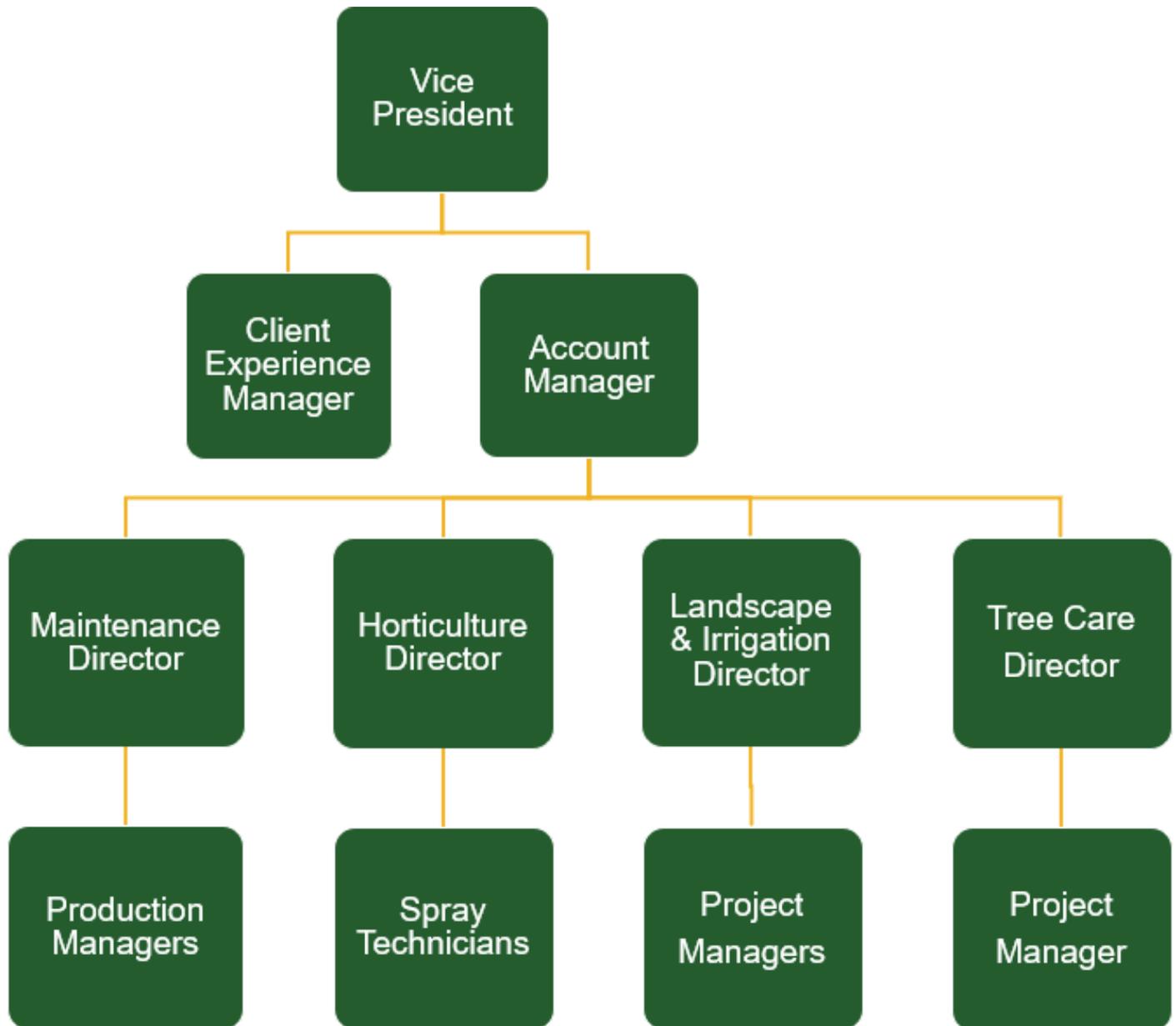
Arbor Management

Trees are the world's longest living organisms. They require a trained and experienced eye to care for them. Fieldstone has multiple Certified Arborist's on staff, with a specially trained Tree Division to safely complete all our Tree Care Services. By having an Arborist manage all tree work, you can rest assured that professionals are caring for your most valuable landscape assets.

Fieldstone manages all our services "in-house"; it allows us to control costs and offer superior quality control. With this control we can offer services that many others simply cannot.

Fieldstone Landscape Services is a organization devoted to cultivating long-term, quality relationships with those that we partner with. Locally involved ownership and an experienced leadership team allow us to control costs and maintain superior quality control.

ORGANIZATIONAL CHART



TRAINING & EDUCATION

We believe the more education that we have in our field of expertise, the more confidence we can instill in our Clients. Many Fieldstone employees have grown themselves by attending industry education classes, workshops and seminars and hold certifications such as:

- Florida Certified Best Management Practices (BMP)
- FNGLA Certified Horticultural Professional
- ISA Certified Arborist
- State Certified Irrigation Contractor and Technician
- Commercial Fertilizer Applicator License
- Certified Pest Control Operator
- Licensed Agriculture Dealer

**GROW
WITH
US** 

We are committed to making sure that our knowledge and experience are available by offering industry related training to all of our partners including Community Managers, Property Managers, Homeowners and Board Members. We regularly present meticulously compiled landscape management information in many venues such as:

- Luncheon Seminars
- Town Hall Meetings
- Board of Director Meetings
- Community Newsletters



LANDSCAPE MAINTENANCE

Performing the "regular" Landscape Maintenance Services is the foundation of any Landscape Management Program. Our professional Landscape Maintenance Crews are trained to maintain your community to the highest standards, day in and day out.

- Customized Weekly Cycle Rotations
- Regular Communication and Reporting
- Board Meeting attendance
- Weed Control
- Grounds & Detail
- Horticulture Services
- English Speaking Crews
- Uniformed, courteous, and professional
- Clean, well marked vehicles



IRRIGATION MANAGEMENT

Fieldstone's Certified Irrigation Team is focused on reducing overall consumption and maintaining a healthy landscape environment. By implementing state of the art technology for our Clients we are able to manage water usage at anytime.

- State of the Art Irrigation Management Tracking
- Irrigation Audit & Mapping
- Monthly Irrigation Inspection Reports
- Smart Irrigation Systems
- Emergency Rapid Response



Irrigation Inspection Report

Site		Controller		Water Days				Notes			
Name		Name	Clock #2	Program A	Mon, Wed, Fri	Harder Issue					
Address		Location	Loading Dock Bldg #800	Program B		Proposed to change (S2) 4" to 6"					
City	St. Petersburg	Model		Program C		General repairs- (1) nozzles, 23 heads, (2) lateral break					
ST	Pinellas	Modules	10	Program D		Proposed- (10) zones not operating					
Zip	33716	Controller #	94760			Seasonal adjustment 75%					



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Zone 1 open	Fail									
2	N&E BLDG entrance	Pass	7		3						
S1) 4" to 6"											
3	NW islands	Pass	9		1						
S2) 4" to 6"											
4		Fail									
5	Hedges and front entrance	Fail									
Not seen											
6	W BLDG	Pass	2		1		1				
Straight (1) - (4) 4" to 6"											
7		Fail									
8	Northwest side along building	Pass	1								
T1) 4" to 6"											

Inspection Report #475073

Zone #2 - 12-23-23 9:02 am CST



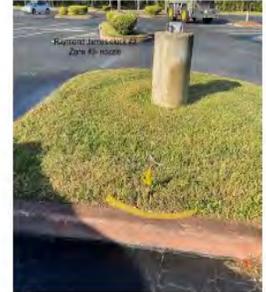
Zone #2 - 12-23-23 9:02 am CST



Zone #2 - 12-23-23 9:02 am CST



Zone #3 - 12-23-23 9:06 am CST



LANDSCAPE ENHANCEMENTS

Our goal is to continually increase the value of your community. Fieldstone's Landscape Designer and Enhancement Teams are continually making improvements to our properties. We can provide every service from a simple Mulch Refresh, or a Multi-Acre Turf Conversion, to a complex Common Area Enhancement.

We will work with you to create a plan and design that will look beautiful in your community and provide value for years to come!

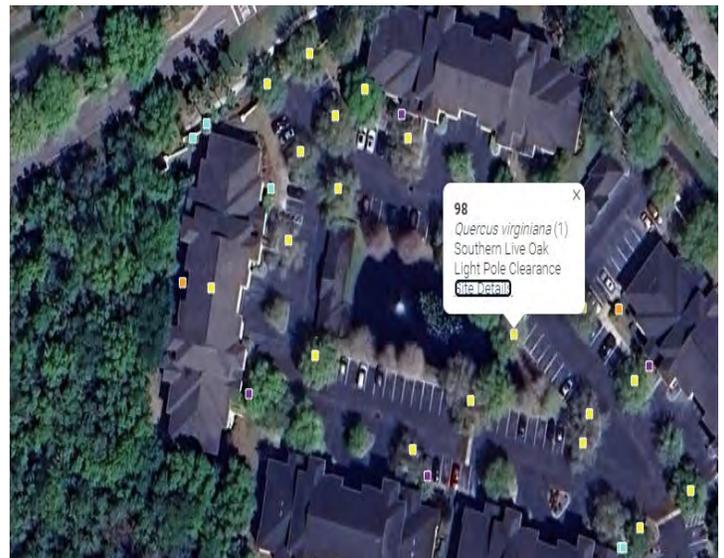
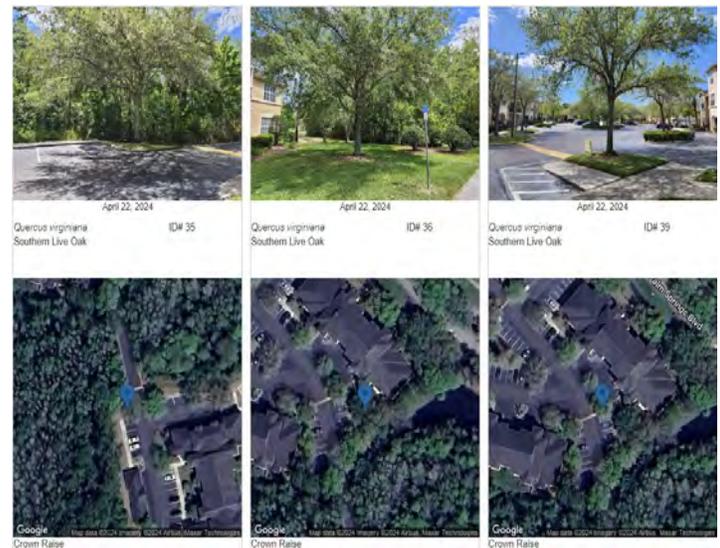
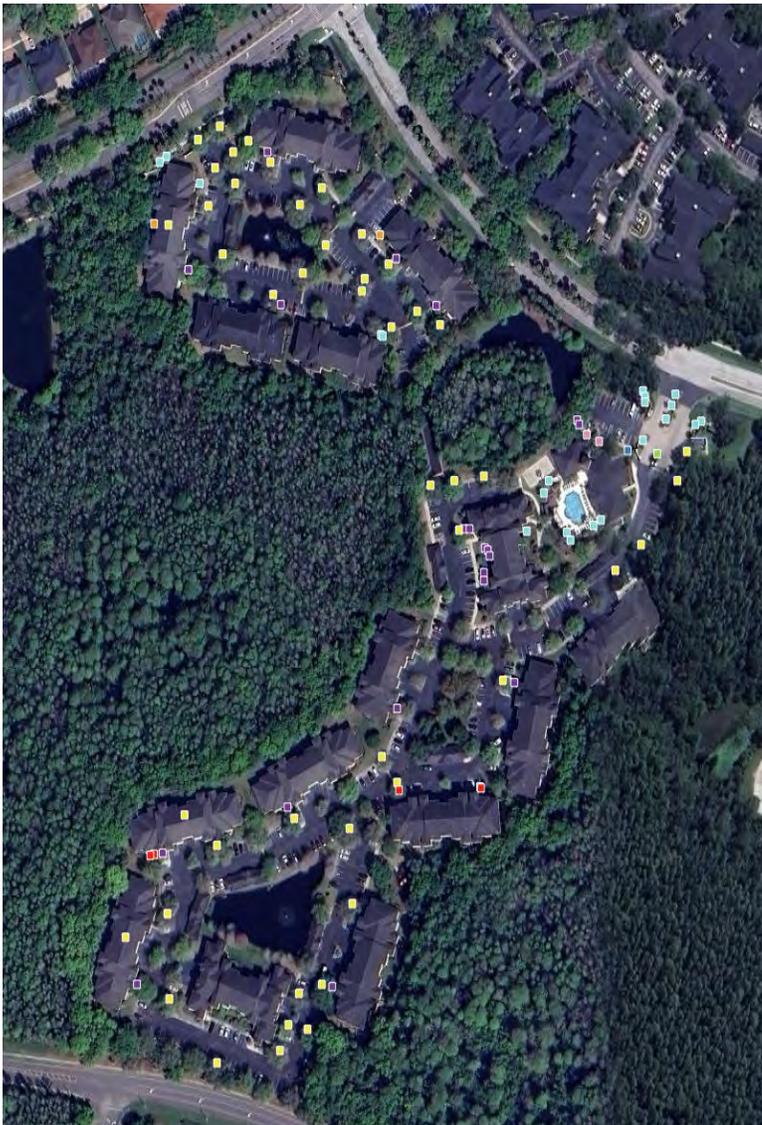
- Multi-year Planning
- Landscape Design Services
- Irrigation System Renovation
- Plant and Tree Installation
- Turf Area Conversions
- Erosion Control & Repair
- Hard-scape Repair & Installation
- Artificial Turf
- Landscape Lighting
- Outdoor Kitchens



TREE CARE

Trees are an investment and one of your communities most valuable landscape assets. Fieldstone's Certified Tree Care Division is committed to managing those assets, by providing you with professional Tree Management Services.

- Certified Arborist Supervised Tree Crews
- GPS Mapping & Inventories
- Trimming, Thinning & Crown Reduction
- Tree Removal and Stump Grinding
- Deep Root Fertilization



EMERGENCY STORM RESPONSE

The following prioritizing strategy will safely facilitate the property's functionality.



- ✓ **Priority 1:** Clearing vehicle access to allow any emergency personnel
- ✓ **Priority 2:** Trim and remove remaining hazardous damaged limbs
- ✓ **Priority 3:** Clearing debris from structural dwellings that may cause a dangerous situation
- ✓ **Priority 4:** Re-planting material that may have a chance of survival

We will address the removal of material after the safety priorities on the property have been satisfied. We are committed to providing your property the best and most efficient and safe service possible in these circumstances. Once the safety concerns and emergency clean-up processes are completed, we will then commence our regular maintenance.



CLIENT SPOTLIGHT

We currently provide premium Landscape Management Services to (130) large scale commercial properties and communities, totaling over (3,200) acres of landscaped areas. The following are some highlights.

Carrollwood Village

Tampa

Greenacre Properties

\$300,000.00



Point Brittany HOA

St. Petersburg

Resource Property Management

\$185,000.00



Epperson Ranch II CDD

Wesley Chapel

Breeze Homes

\$250,000.00



Raymond James Financial

St. Petersburg

Raymond James Financial Corporation

\$275,000.00



***More References & Contact Information
Available Upon Request***



Juniper

DESIGN | BUILD | MAINTAIN

Landscape Maintenance Proposal:

**Meadow Pointe IV
CDD**

Wesley Chapel, Florida

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- Company Service Overview
- Sample Reports/Schedules

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- Action Plan & Proposal
- Juniper Advance Mapping

OUR SERVICES

- More Than Just Maintenance

QUALIFICATIONS

- Certifications & Licenses

PORTFOLIO

- Juniper Communities

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



January 15, 2026

Dear Amiee Brodeen & Board Members:

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

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

We would like to offer you Juniper Mapping at no charge. We will fly the property before we begin maintaining it and again each spring and fall on an annual basis for as long as we maintain the property. These flights can be overlaid to show the condition of the landscape with a bird's eye view. Please see pages 51 to 62 of this proposal for additional details as well as a QR code to a You Tube demo video.

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

Thank you,

Bonnie Marshall

Bonnie C. Marshall
Client Relations Manager

352-316-0264

Bonnie.Marshall@JuniperLandscaping.com

Junipercares.com

ROOTED IN FLORIDA

HOW IT ALL STARTED

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

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



2001 Juniper Office

CENTRAL

ORLANDO
OCALA
BELLEVIEW
WESLEY CHAPEL
LAKELAND
LITHIA

WEST COAST

NAPLES
BONITA SPRINGS
FORT MYERS
VENICE
SARASOTA
BRADENTON
TAMPA

EAST COAST

FORT LAUDERDALE
WEST PALM
VERO BEACH
PORT ST LUCIE
MELBORNE
VIERA



COMPANY OVERVIEW

SERVICES & QUALIFICATIONS

DESIGN



BUILD



MAINTAIN



Resources & Qualifications

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



LOCAL BRANCHES

YOUR LOCAL LANDSCAPE EXPERTS

Bradenton

2504 64th Street Court E
Bradenton, FL 34208

New Tampa

26324 Wesley Chapel Blvd.
Lutz, FL 33559

Sarasota

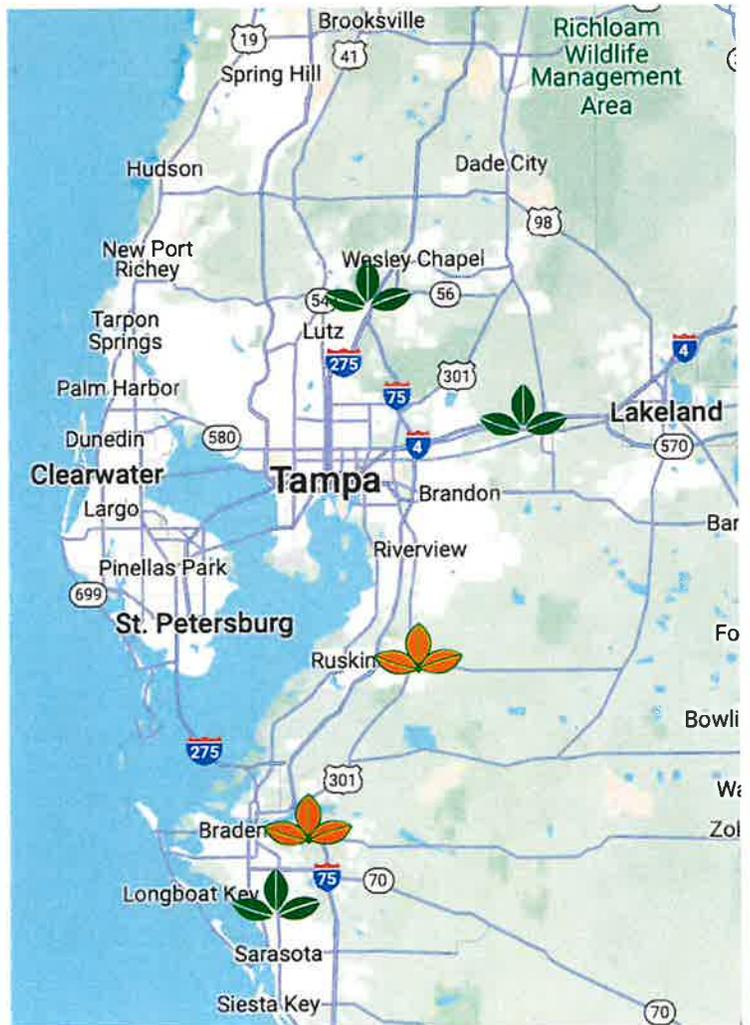
1306 Rome Ave.
Sarasota, FL 34243

South Tampa

5574 FL-674
Wimauma, FL 33598

Tampa East

13050 E US Highway 92
Dover, FL 33527



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

We provide you with complete landscape services:

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



CLIENT TEAM

RESOURCES



OUR CORE VALUES

DESIGN - SUPPORT TEAM

- IA Certified Irrigation Designers
- Landscape Designers
- Landscape Architects

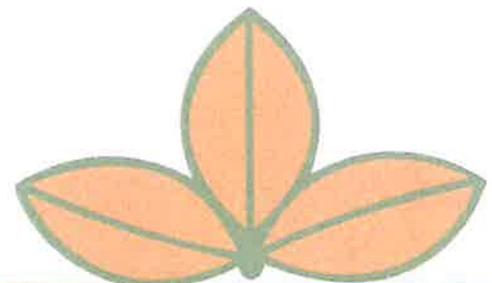
BUILD - SUPPORT TEAM

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

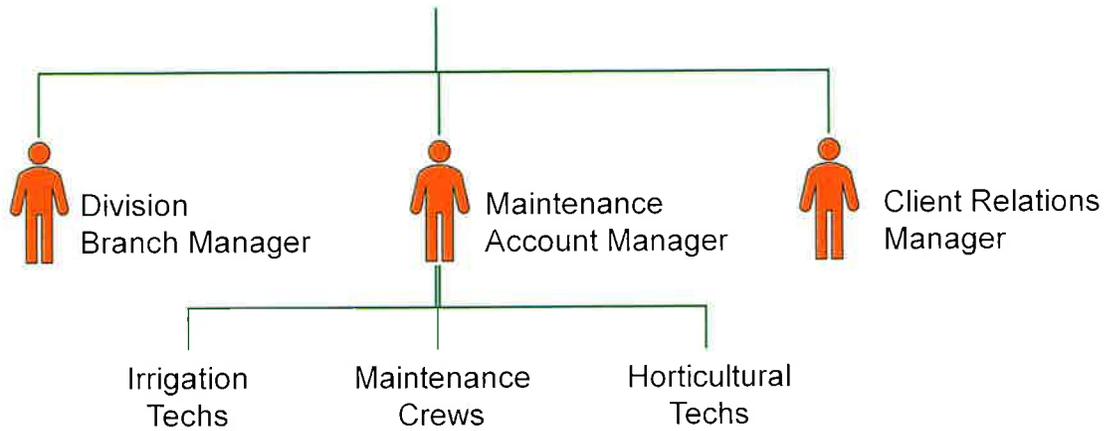
MAINTAIN - SUPPORT TEAM

- 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

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


 Design - Build - Maintain

AREA/TREES/SET	SPRINK CHECKER	PLANTING USED	DATE	TIME	STATUS	REMARKS
Overseer Function: <input type="checkbox"/> More Numbers <input type="checkbox"/> Less Numbers <input type="checkbox"/> Same	Overseer Function: _____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____

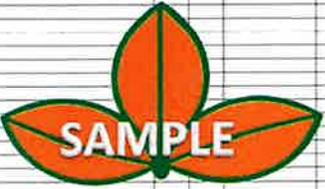
WEED CONTROL: Green Edge Spray rates
 Herbicide Low mow Aphids
 Other Army worms Caterpillars
 Fire ants Other Other

DISEASE CONTROL: Lawn patch Other
 Leaf spot Powdery mildew
 Other Other

INSECT CONTROL: Leaf spot Powdery mildew
 Other Other

NOTES: _____

TECHNICIAN'S SIGNATURE: _____



Regular service schedule maps are created for each community.

Irrigation Reports

Juniper Design - Build - Maintain
 Job Name: _____
 Controller Name: _____
 Date: _____ Page # _____ of _____

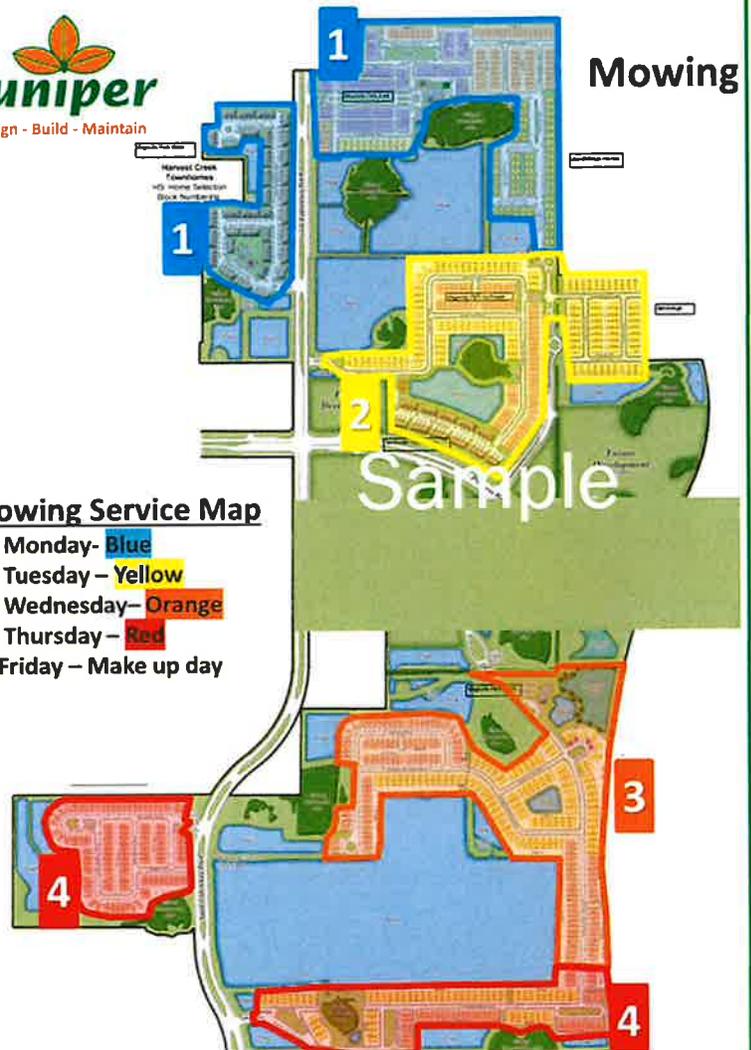
Start Times	Seasonal Adjust	Run Days	Checked Weather Sensor
Program A	<input type="checkbox"/> %	Mo Tu We Th Fr Sa Su	YES NO
Program B	<input type="checkbox"/> %	Mo Tu We Th Fr Sa Su	Working Not working
Program C	<input type="checkbox"/> %	Mo Tu We Th Fr Sa Su	
Program D	<input type="checkbox"/> %	Mo Tu We Th Fr Sa Su	

Controller Make & Model: _____
 Controller Status: WORKING NOT WORKING
 POC info: POSSIBLE WATER EXHAUST WATER DRAIN WATER LAKE WATER
 Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:
 Zone Number: _____
 Spray, Emitter, Bubb, Orp, or Bubbler: _____
 Run Time (Program): _____
 Run Time (Program): _____
 Battery Pack, Doubler/Add-a-Zone: _____
 Zone Faults or Alarms: _____
 Contract/Maintenance (No Charge): _____
 Mean/Maintenance Repairs: _____
 Clogged Nozzles: _____
 Head Straightened/Adjusted: _____
 Billable Repairs or Upgrades: _____
 Head Broken - 8" spray _____
 Head Broken - 12" spray _____
 Head Broken - 8" orp _____
 Head Broken - 12" orp _____
 Broken Buzzer _____
 Upgrade 4" to 8" Pop Up _____
 Upgrade 8" to 12" Pop Up _____
 Nozzle - AMP _____
 Nozzle - MP rotator _____
 Sewer Line Clog _____
 Lateral Line Break _____
 Replication _____
 Head Raised or Lowered Turf _____
 Head Raised or Lowered Shrub _____
 Damaged Valve Box _____
 Valve - cooperative, Closing _____
 Additional Labor/Thought/Hours _____
 Other-Site Comments _____
 Additional Comments: _____

Technician Name: _____ Signature: _____
 Do you control the Account Manager? YES / NO / No
 Do you have a VOUCHER / TFC / BMAA? YES / NO / No

Service Rotation Map

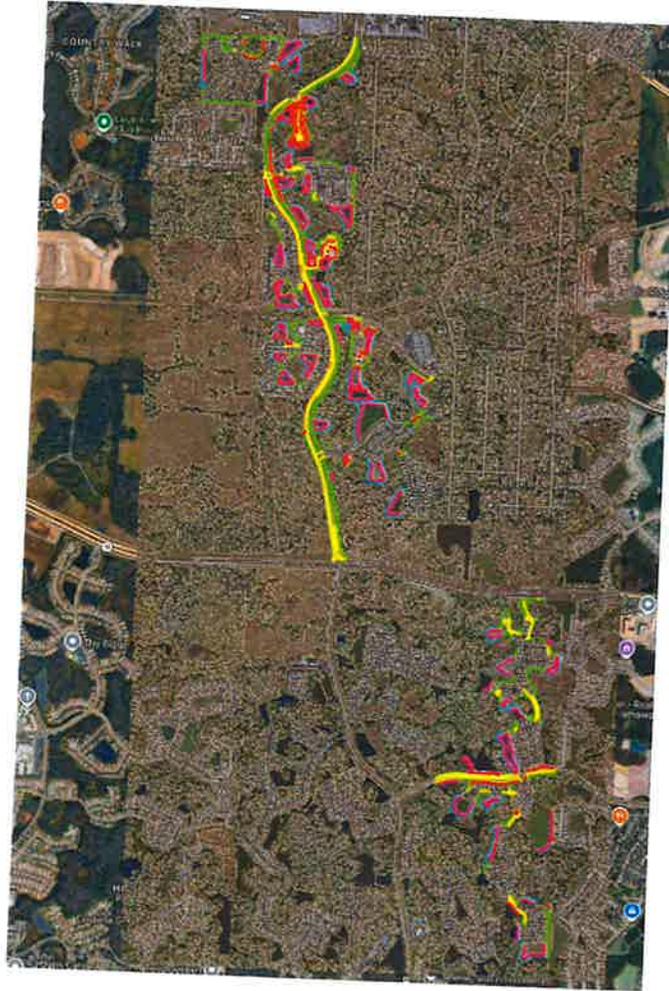




At Juniper, we understand that each project is unique because no two clients are the same. We bring a straightforward, focused analysis to each property's individual needs.

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.

SERVICE AREA MAP



Measurement Totals

- Turf: 3,220,659 Sq ft = 73.94 Acres
- Bed Area: 159,925 Sq ft = 3.67 Acres
- Hard Edge: 67,215 LF = 12.73 Miles
- Soft Edge: 62,645 LF = 11.86 Miles

6. Is the Proposer incorporated in the State of Florida? Yes () No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

- Date incorporated 2/6/2009 Charter No. L09000012442

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____

- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?

Yes () No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes () No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22) \$225,000,000.00 (23) \$264,100,000.00 (24) \$302,600,000.00

9. What are the Proposer's current insurance limits?

General Liability \$2,000,000.00

Automobile Liability	<u>\$ 2,000,000.00</u>
Umbrella Coverage	<u>\$ 10 MILLION</u>
Workers Compensation	<u>\$ 1,000,000.00</u>
Expiration Date	<u>7/2/2026</u>

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes (○) No (○)
 If so, state the name(s) of the company (ies) **NO**

The state(s) where barred or suspended _____
 State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?
 Yes (○) No (○) If so, where and why? **NO**

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?
 Yes (○) No (○) If so, state name of individual, other organization and reason therefore. **NO**

13. List any and all litigation to which the Proposer, any personnel to work at Meadow Pointe IV, any officer and/or employee of the Proposer has been a party in the last five (5) years. **N/A**

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes (○) No (○) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. **NO**

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:
- | | | | |
|---|--------------|----------------|--------------|
| THE STARKEY RANCH CDD-BARRY MAZZONI | 813-399-0865 | \$1,850,000.00 | 2021-PRESENT |
| TRIPLE CREEK CDD-MARC CARLTON | 813-671-5900 | \$836,750.00 | 2020-PRESENT |
| ESTANCIA @ WIREGRASS CDD-PETE WILLIAMS | 813-344-3844 | \$422,800.00 | 2021-PRESENT |
| CORY LAKES CDD-DALE ERGLE | 813-986-1031 | \$356,200.00 | 2010-PRESENT |
| HERITAGE ISLES GOLF & COUNTRY CLUB CDD-RICH UNGER | 813-907-7388 | \$166,600.00 | 2009-PRESENT |
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
- | | | |
|---|--------------|---------------------|
| ASHTON OAKS -INFRAMARK -MARK VEGA | 813-295-5455 | LOW BID |
| SILVERSAW APARTMENTS -GABLES RES-LINDSAY NEUMEISTER | 813-945-2990 | INHERENT SITE COND. |
| WATERGRASS 2 CDD-INFRAMARK -ZURIEL CABRERA | 201-723-9119 | LOW BID |
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

MATT GERICH	BRANCH MANAGER	
Name	Position	

OVERSEES THE BRANCH	35+	1
Type of Work	Yrs. Exp.	Yrs. With Firm

JORGE LEDESMA	ACCOUNT MANAGER	
Name	Position	

OVERSEES ACCOUNTS	30	1.5
Type of Work	Yrs. Exp.	Yrs. With Firm

ALEX FIGUEROA	AGRONOMY MANAGER	
Name	Position	

OVERSEES AGRONOMY DEPT	12	5
Type of Work	Yrs. Exp.	Yrs. With Firm

ELIAS AVILA	IRRIGATION MANAGER	
Name	Position	

OVERSEES IRRIGATION DEPT	25	2
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Felix LaPorte</u>	<u>Arbor Manager</u>	
Name	Position	
<u>Oversees Arbor Dept</u>	<u>25</u>	<u>10</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Meadow Pointe IV CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Meadow Pointe IV CDD should consider the Proposer for proposing on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Juniper Landscaping
Name of Proposer

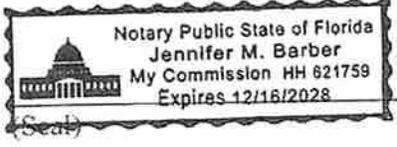
By: [Signature]
M. Brandon Duke, CEO
[Type Name and Title of Person Signing]

This 13 day of January, 2026



(Corporate Seal)

Sworn to before me this 13 day of January, 2026



[Signature] 12-16-2028
Notary Public/Expiration Date

OFFICERS

PROPOSER: JUNIPER LANDSCAPING

DATE: JANUARY 15, 2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
BRANDON DUKE	CEO	OVERSIGHT/PLANNING	FT. MYERS, FLORIDA
JAKE RUBIN	COO	RUN DAY TO DAY OPERATIONS	WESLEY CHAPEL, FLORIDA
DAN DEMONT	CRO	BUSINESS DEVELOPMENT	FT. MYERS, FLORIDA
STACIE TRACE	CHRO	HUMAN RESOURCES	FT. MYERS, FLORIDA
MARCELO GOULART	CFO	FINANCIALS	FT. MYERS, FLORIDA
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Lee

Before me, the undersigned authority, appeared the affiant, M. Brandon Duke, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Juniper Landscaping ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.
2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Meadow Pointe IV Community Development District's ("District") request for proposals for landscape maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.
3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.
4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.
5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: 1-170/240
6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (i.e., by no later than [BID PROTEST DEADLINE] at 5:00 PM (EST)), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.
7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

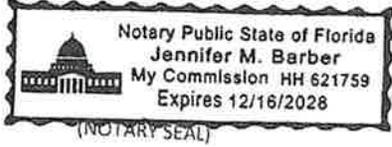
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 17 day of December, 2025

Proposer: Juniper Landscaping
By: _____
Title: CEO

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of December, 2025, by M. Brandon Duke as CEO of Juniper Landscaping, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



J Barber
NOTARY PUBLIC, STATE OF Florida

Name: Jennifer Barber
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

LEGAL AUTHORITY FOR SIGNATURE

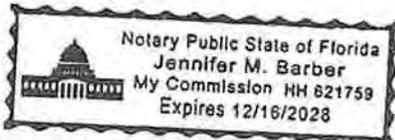
Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of: Juniper Landscaping ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 17 day of December, 2025.

Proposer: Juniper Landscaping
By: [Signature]
Title: CEO

STATE OF FLORIDA
COUNTY OF Florida

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of December, 2025, by M. Brandon Duke, as CEO of Juniper, on its behalf. He/She is personally known to me or produced _____ as identification.



[Signature]
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Juniper Landscaping ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 4415 Metro Parkway STE 300
Fort Myers, FL 33916
4. Proposer's Federal Employer Identification Number (FEIN) is 26-4242641
(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____)
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)
- () Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
 - () The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):
 - () There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)
 - () The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)
 - () The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

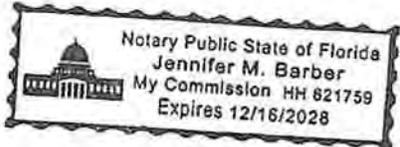
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 17 day of December, 2025.

Proposer: Juniper Landscaping
By: _____
Title: CEO

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of December, 2025, by M. Brandon Duke, as CEO of, Juniper Landscaping on its behalf. He/She is personally known to me or produced _____ as identification.



J Barber
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY
SECTOR LIST**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Juniper Landscaping ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 4415 Metro Parkway STE 300
Fort Myers, FL 33916
4. Proposer's Federal Employer Identification Number (FEIN) is 26-4242641
(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____)
5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 17 day of December, 2025.

Proposer: Juniper Landscaping

By: [Signature]

Title: CEO

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of December, 2025, by U. Brandon Duke, as CEO of Juniper, on its behalf. He/She [] is personally known to me or [] produced _____ as identification.



[Signature]
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel

(20 Points Possible) (___ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>MATT GERICH</u>	<u>35</u>	<u>BRANCH MGR/BMP</u>	<u>OVERSEES BRANCH</u>
2. <u>JORGE LEDESMA</u>	<u>30</u>	<u>ACCT MGR/BMP</u>	<u>OVERSEES ACCOUNTS</u>
3. <u>ELIAS AVILA</u>	<u>20</u>	<u>IRRIGATION MGR/BMP</u>	<u>OVERSEES IRRIGATION</u>
4. <u>ALEX FIGUEROA</u>	<u>15</u>	<u>AGRONOMY MGR/BMP</u>	<u>OVERSEES AGRONOMY</u>
5. <u>STEVE SMALL</u>	<u>25</u>	<u>ENHANCEMENT MGR/BMP</u>	<u>OVERSEES ENHANCEMENTS</u>

Proposed Staffing Levels

Landscape Maintenance staff will include: **8 people/3 days** laborers, **3** Supervisors, and **2** Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>STEVEN MOONLAND</u>	<u>8</u>	<u>MAINTENANCE</u>	<u>MOWING DETAIL</u>
2. <u>EDWIN RODRIGUEZ</u>	<u>15</u>	<u>AGRONOMY TECH</u>	<u>AGRONOMY DUTIES</u>
3. <u>CONSTANTINO LOPEZ</u>	<u>12</u>	<u>IRRIGATION TECH</u>	<u>IRRIGATION DUTIES</u>
4. <u>OMAR ANGEL</u>	<u>5</u>	<u>ENHANCEMENT LEAD</u>	<u>ENHANCEMENT</u>

2. Experience

(25 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

Project Name/Location: THE STARKEY RANCH CDD

Contact: BARRY MAZZONI Contact Phone: 813-399-0865

Project Type/Description: LARGE CDD AREAS THROUGHOUT THE PROPERTY

Dollar Amount of Contract: \$1,850,000.00

Your Company's Detailed Scope of Services for Project: FULL-SERVICE LANDSCAPE

CONTRACTOR SERVICES INCLUDE MOWING, EDING, TRIMMING, IRRIGATION, PEST CONTROL,

FERTILIZATION, TREE AND PALM TRIMMING, FLORICULTURE.

Duration of Contract: START DATE: 2023 END DATE: PRESENT

1. Project Name/Location: SEVEN OAKS CDD

Contact: JOHN GENTILELLA Contact Phone: 813-230-7987

Project Type/Description: LARGE CDD AREAS THROUGHOUT THE PROPERTY

Dollar Amount of Contract: \$1 MILLION

Your Company's Detailed Scope of Services for Project: FULL-SERVICE LANDSCAPE

CONTRACTOR SERVICES INCLUDE MOWING, EDING, TRIMMING, IRRIGATION, PEST CONTROL,

FERTILIZATION, TREE AND PALM TRIMMING, FLORICULTURE

Duration of Contract: START DATE: 2020 END DATE: PRESENT

2. Project Name/Location: TRIPLE CREEK CDD Contact: MARC CARLTON

Contact Phone: 813-671-5900

Project Type/Description: LARGE CDD AREAS THROUGHOUT THE PROPERTY

Dollar Amount of Contract: \$836,750.00

Your Company's Detailed Scope of Services for Project: FULL-SERVICE LANDSCAPE

Experience cont.

CONTRACTOR SERVICES INCLUDE MOWING, EDING, TRIMMING, IRRIGATION, PEST CONTROL,
FERTILIZATION, TREE AND PALM TRIMMING, FLORICULTURE

Duration of Contract: START DATE: 2020 END DATE: PRESENT

3. Project Name/Location: ESTANCIA @WIREGRASS CDD

Contact: PETE WILLIAMS Contact Phone: 813-344-3844

Project Type/Description: LARGE CDD AREAS THROUGHOUT PROPERTY

Dollar Amount of Contract: \$422,800.00

Your Company's Detailed Scope of Services for Project: FULL-SERVICE LANDSCAPE

CONTRACTOR SERVICES INCLUDE MOWING, EDING, TRIMMING, IRRIGATION, PEST CONTROL,
FERTILIZATION, TREE AND PALM TRIMMING, FLORICULTURE

Duration of Contract: START DATE: 2021 END DATE: PRESENT

4. Project Name/Location: CORY LAKES CDD Contact: DALE ERGLE

Contact Phone: 813-986-1031

Project Type/Description: LARGE CDD AREAS THROUGHOUT THE PROPERTY

Dollar Amount of Contract: \$356,200.00

Your Company's Detailed Scope of Services for Project: FULL-SERVICE LANDSCAPE

CONTRACTOR SERVICES INCLUDE MOWING, EDING, TRIMMING, IRRIGATION, PEST CONTROL,
FERTILIZATION, TREE AND PALM TRIMMING, FLORICULTURE

Duration of Contract: START DATE: 2010 END DATE: PRESENT

3. **Understanding Scope of RFP**

(10 Points Possible) (Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested?

Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

YEAR 1 & 1ST RENEWAL
EXHIBIT "C" - BID FORM
MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 366.961.06 yr.

- Storm Cleanup \$70.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
 JUNIPER HAS THE ABILITY TO RESPOND QUICKLY TO APPLY FREEZE CLOTH. _____

\$250.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$45.00 /hr. for employee with hand-held hose

\$50.00 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ 38,125.00 yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	24-2-11 W/PRE-M	.5LB N/1000SF	3500	\$6,125.00
APRIL	24-2-11 W/PRE-M	.5LB N/1000SF	3500	\$6,125.00
APRIL	SOLUBLE NITROGEN	.5LB N/1000SF	1250	\$3,062.50
JUNE	24-2-11	1LB N/1000SF	1250	\$3,062.50
AUGUST	FE-IRON	2OZ/3-5 GAL/1000SF	3500	\$6,125.00
OCTOBER	24-2-11 W/PRE-M	1LB N/1000SF	3500	\$6,125.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	24-2-11 W/PRE-M	1LB N/1000SF	600	\$1,050.00
APRIL	SOLUBLE NITROGEN	.5LB N/1000SF	300	\$525.00
MAY	24-2-11	1LB N/1000SF	300	\$525.00
JULY	PE-IRON	2OZ/3-5 GAL/1000SF	600	\$1,050.00
AUGUST	24-2-11	1LB N/1000SF	600	\$1,050.00
OCTOBER	24-2-11 W/PRE-M	1LB N/1000SF	600	\$1,050.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	8-2-12	1.5LBS N/1000SF	250	\$450.00
JUNE	8-2-12	1.5LBS N/1000SF	250	\$450.00
OCTOBER	8-2-12	1.5LBS N/1000SF	250	\$450.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00
MAY	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00
OCTOBER	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00
NOVEMBER	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00

Please list any additional fertilization for those plant materials requiring specialized application

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ 3,000.00 yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 0.00 /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
N/A	WASHYS	AND SABALS	ON SITE	

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4,000.00 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials)

\$ 20,999.94 yr.

Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO RESPOND TO QUICKLY APPLY FREEZE CLOTH.

\$200.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 100.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. ***SEE ATTACHED IRRIGATION PRICING***

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

560 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 65.00 /CY (app. April) \$ 36,400.00 /installation

And

280 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 65.00 /CY (app. October) \$ 18,200.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 54,600.00 /yr. (if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$2.60 /annual

\$ 4.394.00 /rotation

\$ 17.576.00 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 429,086.00 / Initial Term

FIRST ANNUAL RENEWAL	\$ 429,086.00	/yr.
SECOND ANNUAL RENEWAL	\$ 441,960.00	/yr.
THIRD ANNUAL RENEWAL	\$ 441,960.00	/yr.
FOURTH ANNUAL RENEWAL	\$ 455,220.00	/yr.

*Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.

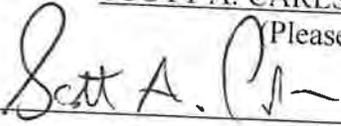
Contractor/Firm Name JUNIPER LANDSCAPING

Firm Address 4415 METRO PARKWAY, SUITE 300

City/State/Zip FT. MYERS, FLORIDA 33916

Phone Number 239-561-5980 Fax Number N/A

Name and Title of Representative SCOTT A. CARLSON
(Please Print)

Representative's Signature 

Date JANUARY 15, 2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. 1 / 6 / 2 6 2. _____ 3. _____ 4. _____ 5. _____

Dated this 15TH day of JANUARY, 2026

BID FORM
2ND and 3RD RENEWALS
MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the second annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 379,205.06 yr.

- Storm Cleanup \$70.00/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO RESPOND QUICKLY TO APPLY FREEZE CLOTH

\$250.00/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$45.00/hr. for employee with hand-held hose

\$50.00/hr. for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ 38,125.00 _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	24-2-11 W/PRE-M	.5LB N/1000SF	3500	\$6,125.00
APRIL	24-2-11 W/PRE-M	.5LB N/1000SF	3500	\$6,125.00
APRIL	SOLUBLE NITROGEN	.5LB N/1000SF	1250	\$3,062.50
JUNE	24-2-11	1LB N/1000SF	1250	\$3,062.50
AUGUST	FE-IRON	2OZ/3-5 GAL/1000SF	3500	\$6,125.00
OCTOBER	24-2-11 W/PRE-M	1LB N/1000SF	3500	\$6,125.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	24-2-11 W/PRE-M	1LB N/1000SF	600	\$1,050.00
APRIL	SOLUBLE NITROGEN	.5LB N/1000SF	300	\$525.00
MAY	24-2-11	1LB N/1000SF	300	\$525.00
JULY	PE-IRON	2OZ/3-5 GAL/1000SF	600	\$1,050.00
AUGUST	24-2-11	1LB N/1000SF	600	\$1,050.00
OCTOBER	24-2-11 W/PRE-M	1LB N/1000SF	600	\$1,050.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	8-2-12	1.5LBS N/1000SF	250	\$450.00
JUNE	8-2-12	1.5LBS N/1000SF	250	\$450.00
OCTOBER	8-2-12	1.5LBS N/1000SF	250	\$450.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00
MAY	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00
OCTOBER	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00
NOVEMBER	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ 3,000.00 _____ yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 0.00 _____ / yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
N/A	WASHYS	AND PALMS	ON SITE	

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4,000.00 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 21,629.94 yr.

Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO QUICKLY RESPOND TO APPLY FREEZE CLOTH

\$300.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 100.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. ***SEE ATTACHED IRRIGATION PRICING***

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

560 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 67.00 /CY
(app. October) \$ 37,520.00 /installation

And

280 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 67.00 /CY
(app. April) \$ 18,760.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 56,280.00 / yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$3.00 /annual

\$ 5,070.00 /rotation

\$ 20,280.00 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4- This is what contract will be written for)

\$ 441,960.00 / Second Annual Renewal

THIRD ANNUAL RENEWAL	\$ <u>441,960.00</u> /yr.
FOURTH ANNUAL RENEWAL	\$ <u>455,220.00</u> /yr.

***Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.**

Contractor/Firm Name JUNIPER LANDSCAPING

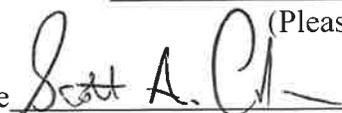
Firm Address 4415 METRO PARKWAY, SUITE 300

City/State/Zip FT. MYERS, FLORIDA 33916

Phone Number 239-561-5980 Fax Number N/A

Name and Title of Representative SCOTT A. CARLSON

(Please Print)

Representative's Signature 

Date 1/15/2026

BID FORM
4th RENEWAL
MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the fourth annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **\$ 391,816.16 yr.**

- Storm Cleanup \$75.00/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO QUICKLY TO RESPOND TO APPLY FREEZE CLOTH

\$250.00/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$50.00/hr. for employee with hand-held hose

\$55.00/hr. for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ 38,125.00 _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	24-2-11 W/PRE-M	.5LB N/1000SF	3500	\$6,125.00
APRIL	24-2-11 W/PRE-M	.5LB N/1000SF	3500	\$6,125.00
APRIL	SOLUBLE NITROGEN	.5LB N/1000SF	1250	\$3,062.50
JUNE	24-2-11	1LB N/1000SF	1250	\$3,062.50
AUGUST	FE-IRON	2OZ/3-5 GAL/1000SF	3500	\$6,125.00
OCTOBER	24-2-11 W/PRE-M	1LB N/1000SF	3500	\$6,125.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	24-2-11 W/PRE-M	1LB N/1000SF	600	\$1,050.00
APRIL	SOLUBLE NITROGEN	.5LB N/1000SF	300	\$525.00
MAY	24-2-11	1LB N/1000SF	300	\$525.00
JULY	FE-IRON	2OZ/3-5 GAL/1000SF	600	\$1,050.00
AUGUST	24-2-11	1LB N/1000SF	600	\$1,050.00
OCTOBER	24-2-11 W/PRE-M	1LB N/1000SF	600	\$1,050.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	8-2-12	1.5LBS N/1000SF	250	\$450.00
JUNE	8-2-12	1.5LBS N/1000SF	250	\$450.00
OCTOBER	8-2-12	1.5LBS N/1000SF	250	\$450.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00
MAY	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00
OCTOBER	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00
NOVEMBER	8-2-12 & 4MG	1.5LBS/PALM	75	\$225.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **\$ 3,000.00** _____ yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 0.00 _____ /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
N/A	WASHYS	AND PALMS	ON SITE	

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4,000.00 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 22,278.84 yr.

Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO RESPOND QUICKLY TO APPLY FREEZE CLOTH

\$200.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 110.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. ***SEE ATTACHED IRRIGATION PRICING***

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

560 _____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 67.00 /CY
(app. April) \$ 37,520.00 /installation

And

280 _____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 67.00/CY (app. October) \$ 18,760.00/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 56,280.00 / yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$3.00 /annual

\$ 5,070.00 /rotation

\$ 20,280.00 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 455,220.00 / Fourth Annual Renewal

Contractor/Firm Name JUNIPER LANDSCAPING

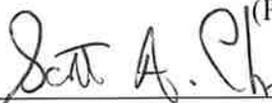
Firm Address 4415 METRO PARKWAY, SUITE 300

City/State/Zip FT.MYERS, FLORIDA 33916

Phone Number 239-561-5980 Fax Number N/A

Name and Title of Representative SCOTT A. CARLSON

(Please Print)

Representative's Signature 

Date 1/15/26

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>4,000.00</u> / event
Pond bank mowing, including line-trimming to water's edge:	\$ <u>2,000.00</u> / event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>8,000.00</u> / event
Tree Lifting:	\$ <u>2,400.00</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>3,040.00</u> / event

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$50.00 _____ Hour
B.	Bush-Hog w/operator	\$75.00 _____ Hour
C.	Tractor w/operator	\$75.00 _____ Hour
D.	Supervisor with Transportation	\$55.00 _____ Hour
E.	Laborer with hand equipment	\$50.00 _____ Hour
F.	Truck w/driver	\$50.00 _____ Hour
G.	Irrigation Tech	\$65.00 _____ Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$50.00 _____ Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$55.00 _____ Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$55.00 _____ Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$55.00 _____ Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$55.00 _____ Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$55.00 _____ Hour
N.	Laborer for Additional Trash Pick-Up	\$55.00 _____ Hour
O.	Lump Sum Mowing (¹), entire community	\$6,000.00 _____ Per Mow

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

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:
- | | | |
|------------------------|---------|----------------|
| <u>LABORERS</u> | \$65.00 | _____ per Hour |
| <u>FOREMEN/DRIVERS</u> | \$65.00 | _____ per Hour |
| <u>SUPERVISOR</u> | \$70.00 | _____ per Hour |
- B. Debris removal equipment unit costs:
- | | | |
|-----------------------|----------|----------------|
| <u>TRUCKW/TRAILER</u> | \$125.00 | _____ per Hour |
| <u>GRAPPLE TRUCK</u> | \$250.00 | _____ per Hour |
| <u>BUCKET TRUCK</u> | \$250.00 | _____ per Hour |
- C. Other emergency/disaster related unit costs:
- | | | |
|-----------------|----------------------------|----------------|
| <u>DUMP FEE</u> | \$ <u>DETERMINED@SCALE</u> | _____ 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.

START UP: FIRST 60 DAYS



LANDSCAPE MAINTENANCE

■ SERVICE REQUEST MEETING

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

■ JUNIPER ADVANCE PROPERTY MAPPING

Complete drone flight of community and upload mapping.

■ DETAILED PROPERTY REPORT

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

■ SCHEDULE OF SERVICES MAP

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

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

■ PROPERTY MOWING TECHNIQUES

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

■ PROPER PRUNING TECHNIQUES

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

■ WEED CONTROL

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

■ IRRIGATION

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

START UP: FIRST 60 DAYS



FERTILIZATION AND PEST CONTROL

■ ADDRESS IMMEDIATE ISSUES

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

■ L&O EVALUATION REPORT

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

■ SOIL TESTING

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

■ CORRECTIVE PLAN

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

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

ANNUAL FLOWER DISPLAY

■ PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS

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

START UP: FIRST 60 DAYS



INITIAL IRRIGATION INSPECTION

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

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

FIELD INSPECTIONS

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

PROGRAMMING & OPTIMIZATION

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

CUSTOMER CARE

ON-SITE MANAGEMENT

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

24/7 EMERGENCY SERVICES

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

IN-HOUSE CUSTOMER CARE TEAM

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

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

Option 1:

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

Option 2:

Email customerservice@juniperlandscaping.com, noting the concern.

Option 3:

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



JUNIPER SYNC WORK ORDER SYSTEM

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

Highlights

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



JUNIPER 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

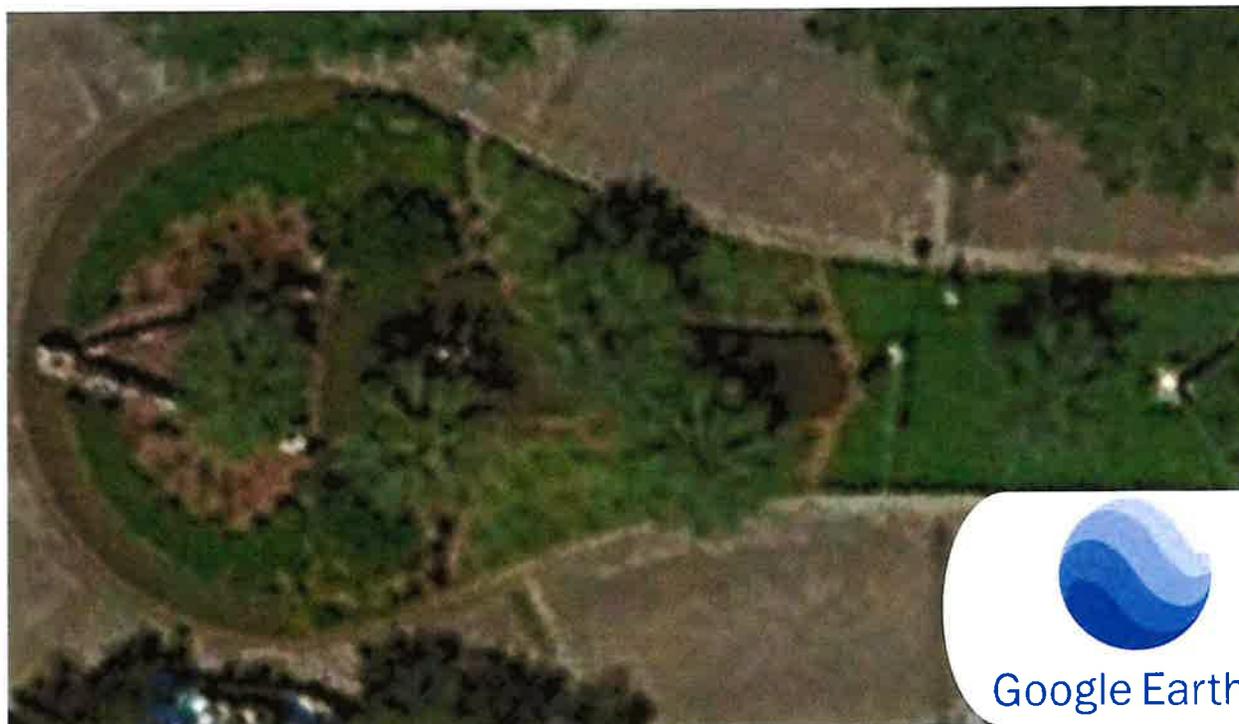


JUNIPER MAPPING

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.



JUNIPER MAPPING

REPORTING

COMMUNITY ANNOTATION REPORT

Juniper Landscaping

Stonecrest - Summerfield Annotation Report



Created on August 24, 2021

Captured on August 13, 2021



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

JUNIPER MAPPING

REPORTING



ANNOTATION REPORT SUMMARY PAGE

Location

Label	Title	Elevation	Coordinates
1 	Valve Box Location	77.53 ft	28.9654104, -81.9668117

Distance

Label	Title	Horizontal Length	Surface Length	Slope	Vertical Height
2 	Sample Line - Lake Bank	74.30 ft	74.73 ft	4.5°, 7.87%	5.85 ft

Area

Label	Title	Area	Surface Area
3 	Softball Field	1.14 acres	1.14 acres

Count

Label	Title	Quantity
4 	Sabal Palms	6

The tools within Juniper Mapping provide on-demand information like GPS coordinates, slopes/vertical heights, accurate area measurements plus the ability to catalog /inventory trees or other community assets.

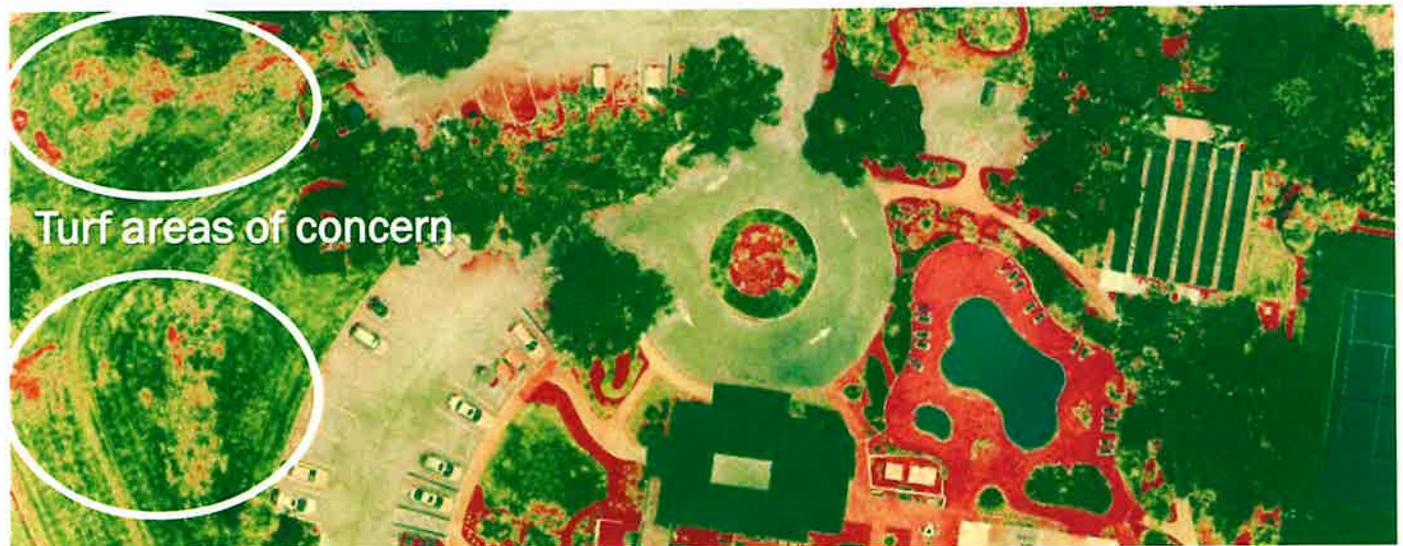
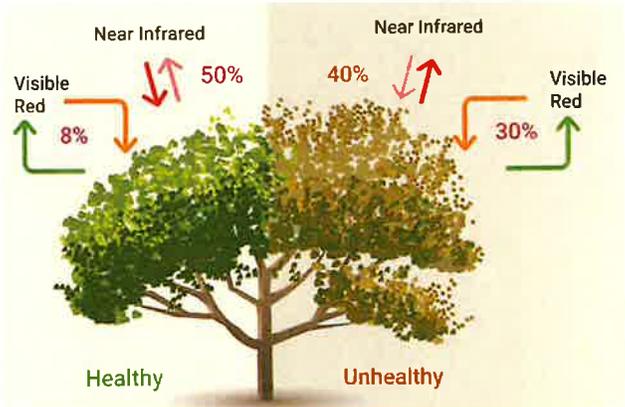
JUNIPER MAPPING

TOOLS

PLANT HEALTH ASSESSMENT

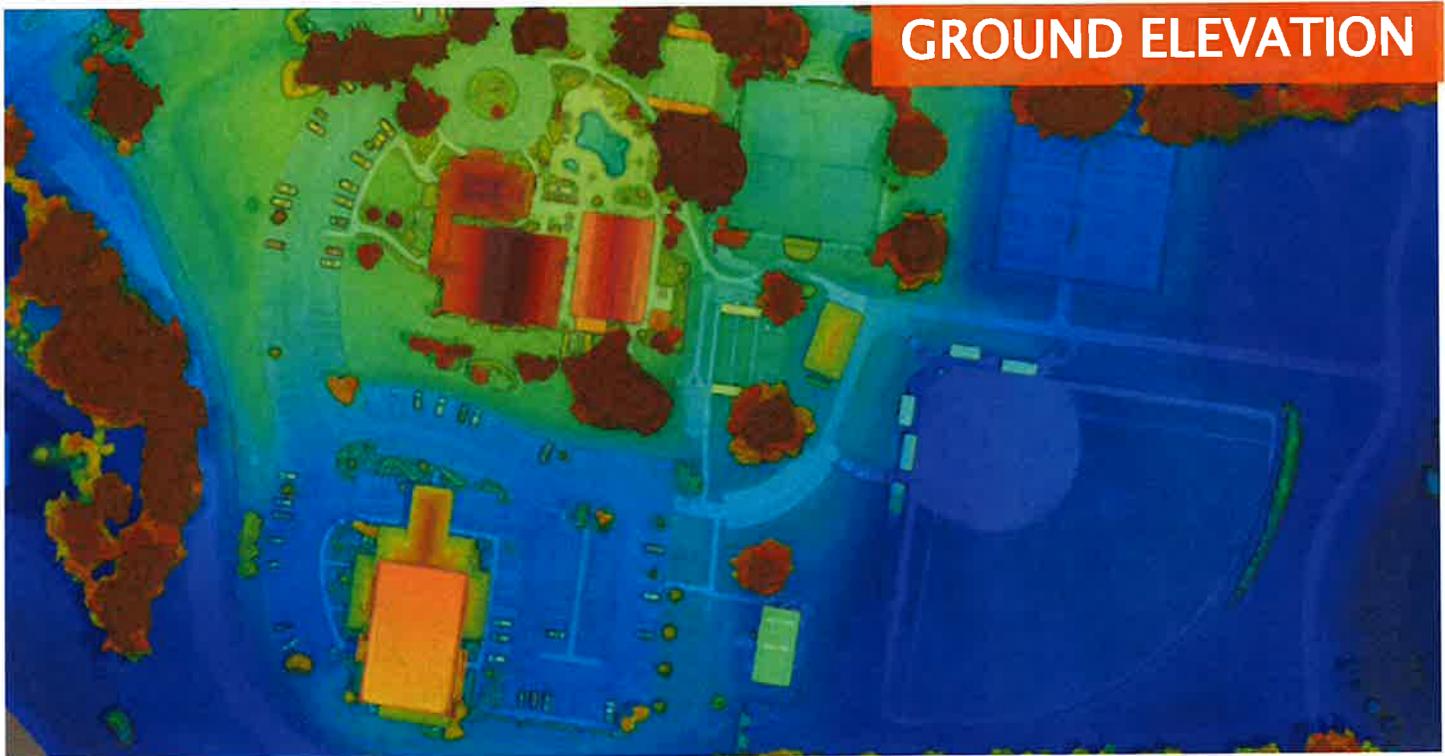


Healthy vegetation reflects more of certain types of light than unhealthy vegetation. Juniper Mapping creates a map that highlights differences within your area of interest. This tool allows us to quickly identify areas of concern at start-up to begin treatments and track progress.

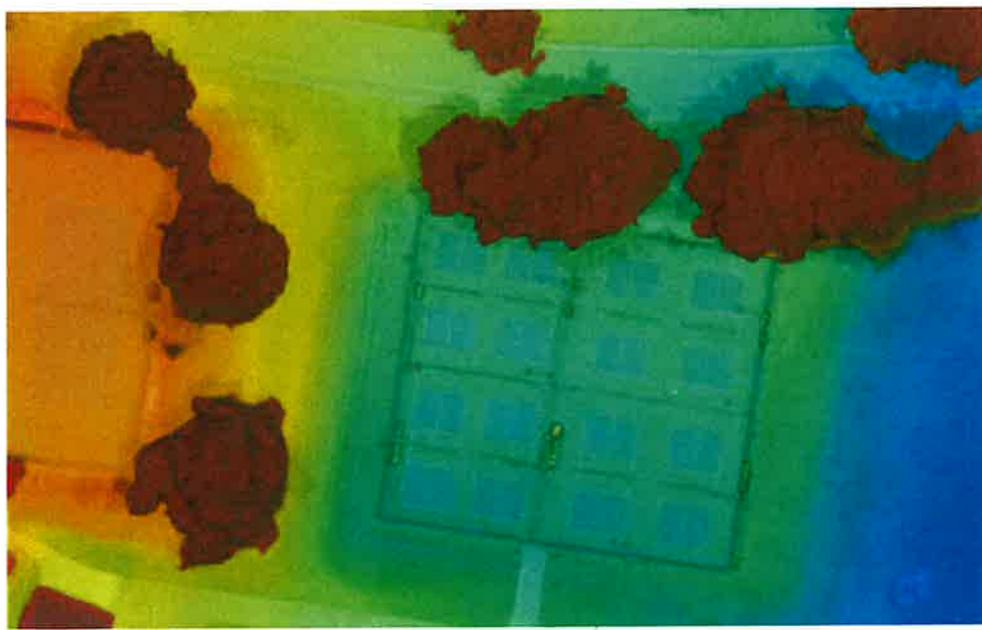


JUNIPER MAPPING

TOOLS



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



MAP MODEL

Layers ⊕ Add

- Overlays (0) >
- Plant Health >
- Elevation >

Terrain Only

2 acres 82.2 acres 88 acres

-100 0 59.48 f. 109.08 ft

JUNIPER MAPPING

TOOLS



Title: Softball Field

August 13, 2021

Area: 1.14 acres

Surface Area: 1.14 acres

Add Issue



AREA TOOL

The Area & Line Tools provide the community with accurate information on demand. Line Tool provides the elevation profile of any area flown.

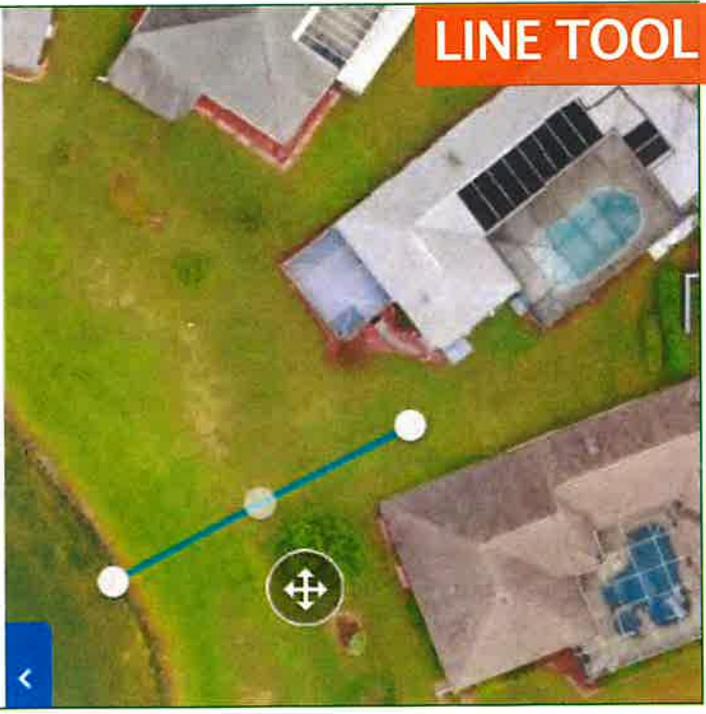
Sample Line - Lake Bank

August 13, 2021

Horizontal Length	74.30 ft
Surface Length	74.73 ft
Slope	4.5°, 7.87%
Vertical Height:	5.85 ft

Elevation Profile

Horizontal Length (ft)	Elevation (ft)
0	67
25	69
50	72
75	73



LINE TOOL

JUNIPER MAPPING

TOOLS



The Location Tool allows us to GPS locate/document anything in the community.
This is great for irrigation controllers, flush points, filters, valves, & shut offs.

LOCATION TOOL

← Edit

Title
Valve Box Location

August 13, 2021

Coords 28.9654104, -81.9668117

Elevation 77.53 ft

Images of Location

The Count Tool makes creating an inventory of anything easy.

COUNT TOOL

← Edit

Title
Sabal Palms

August 13, 2021

Quantity: 6

DroneDeploy offers automated tools for counting hundreds or thousands of objects using machine learning. [Learn more.](#)

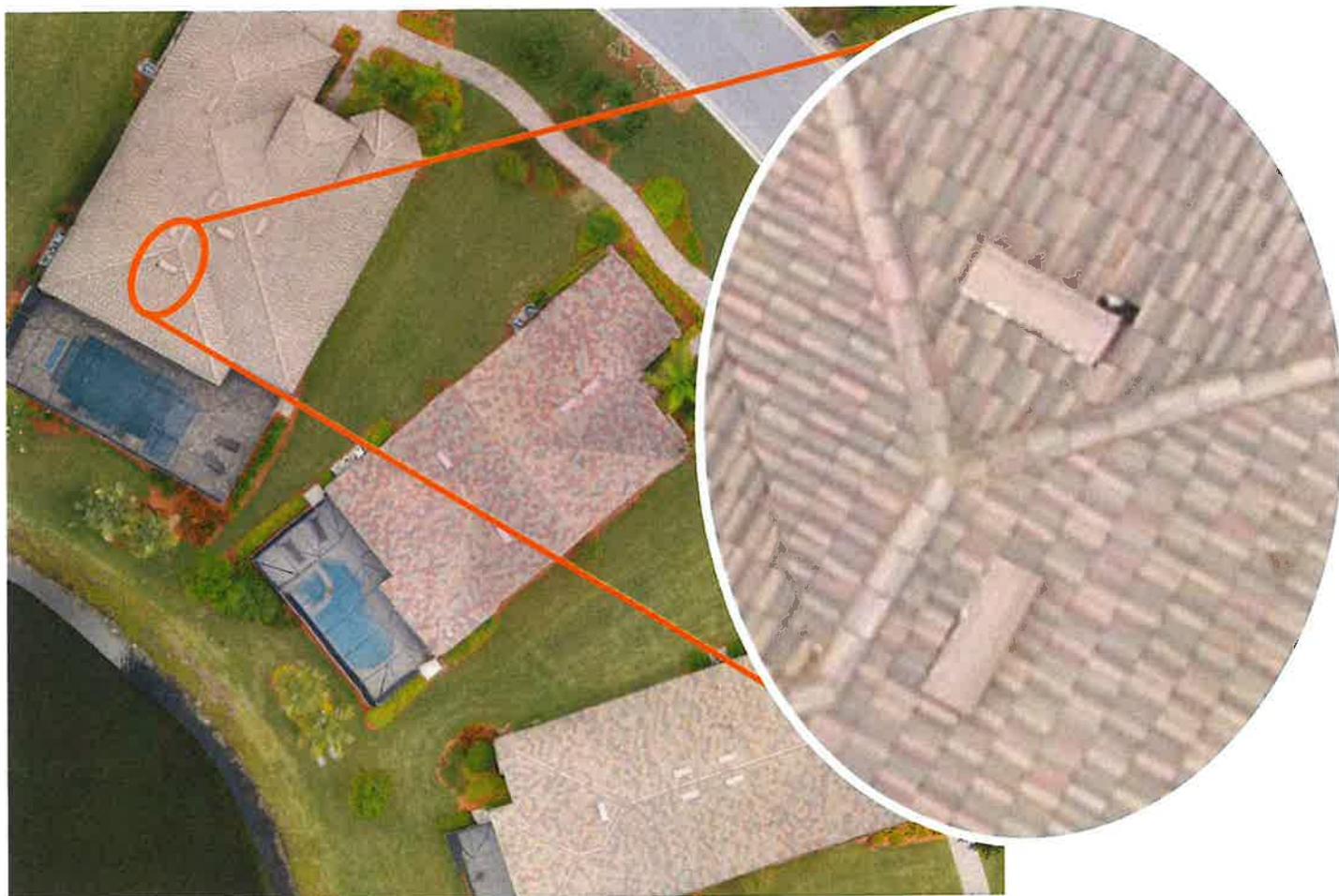
Add Issue ⚠

JUNIPER MAPPING

TOOLS



ADDED BENEFIT—ROOF CONDITIONS



With Juniper Mapping, the photos not only capture landscape conditions, but they also show detailed images of roofs in the community. These images may be used by the association, if desired.

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.



OUR SERVICES

LANDSCAPE INSTALLATION



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

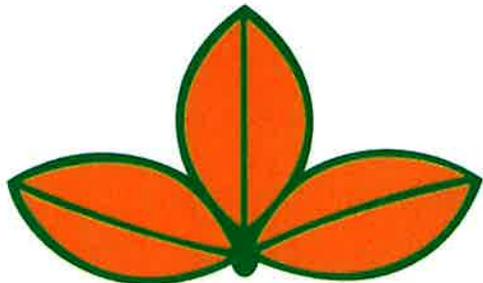
Our teams work hard to deliver a quality project on time and on budget.

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



OUR SERVICES

LANDSCAPE IRRIGATION



STATE LICENSED IRRIGATION CONTRACTOR

What is a certified irrigation specialty contractor's license?

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

WATER MANAGEMENT

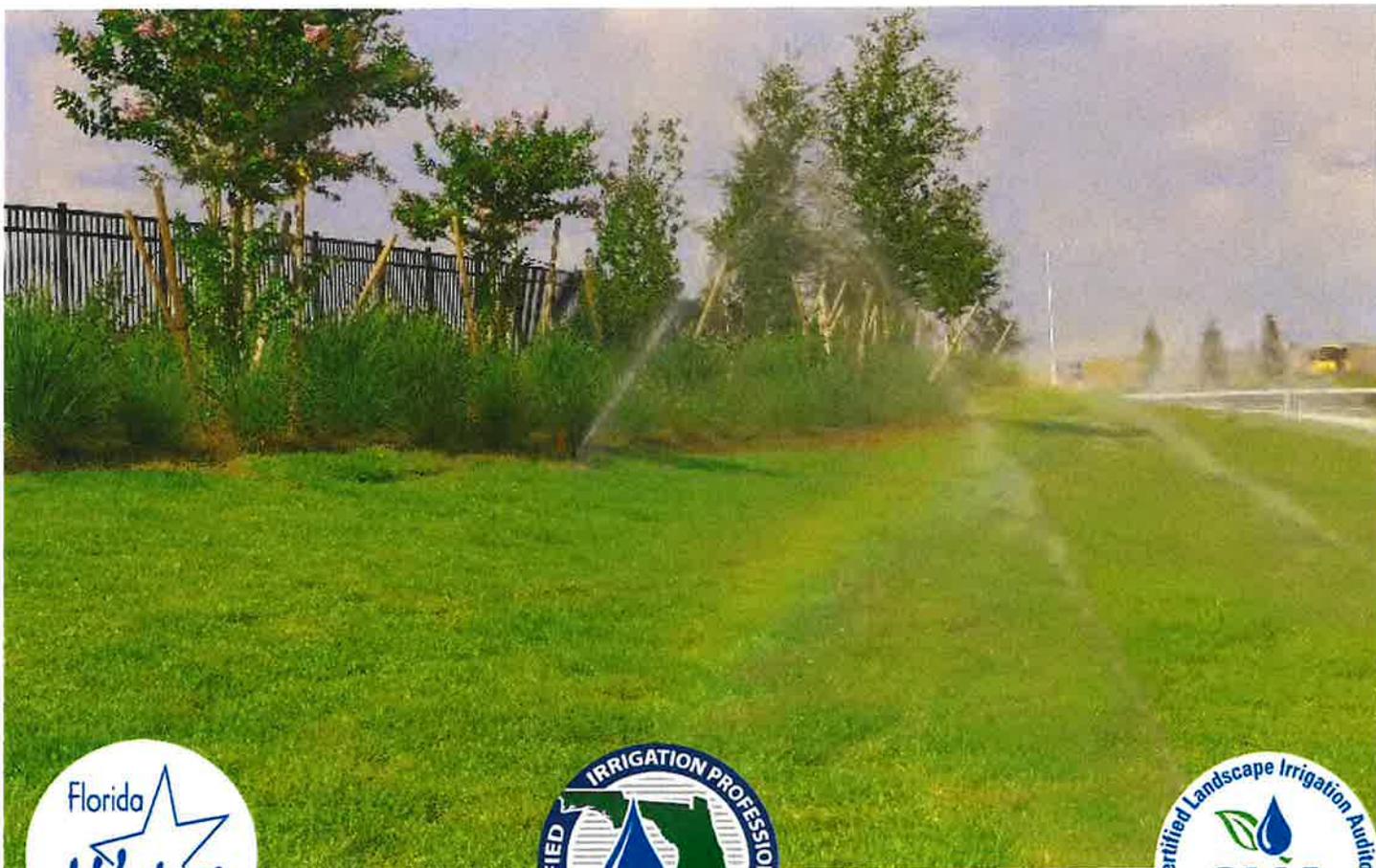
Our industry experts can help guide you on the most effective way to use your water resources.

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



LANDSCAPE IRRIGATION

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



MAINTENANCE

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

INSTALLATION

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

LANDSCAPE HORTICULTURE



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



OUR SERVICES

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.



OUR SERVICES

SEASONAL COLOR

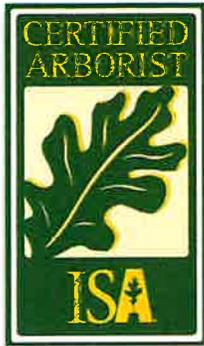
We create custom schedules for our communities on the annual color program. Our annual flower beds are designed and installed to emphasize color, profusion, and display in high profile areas.

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



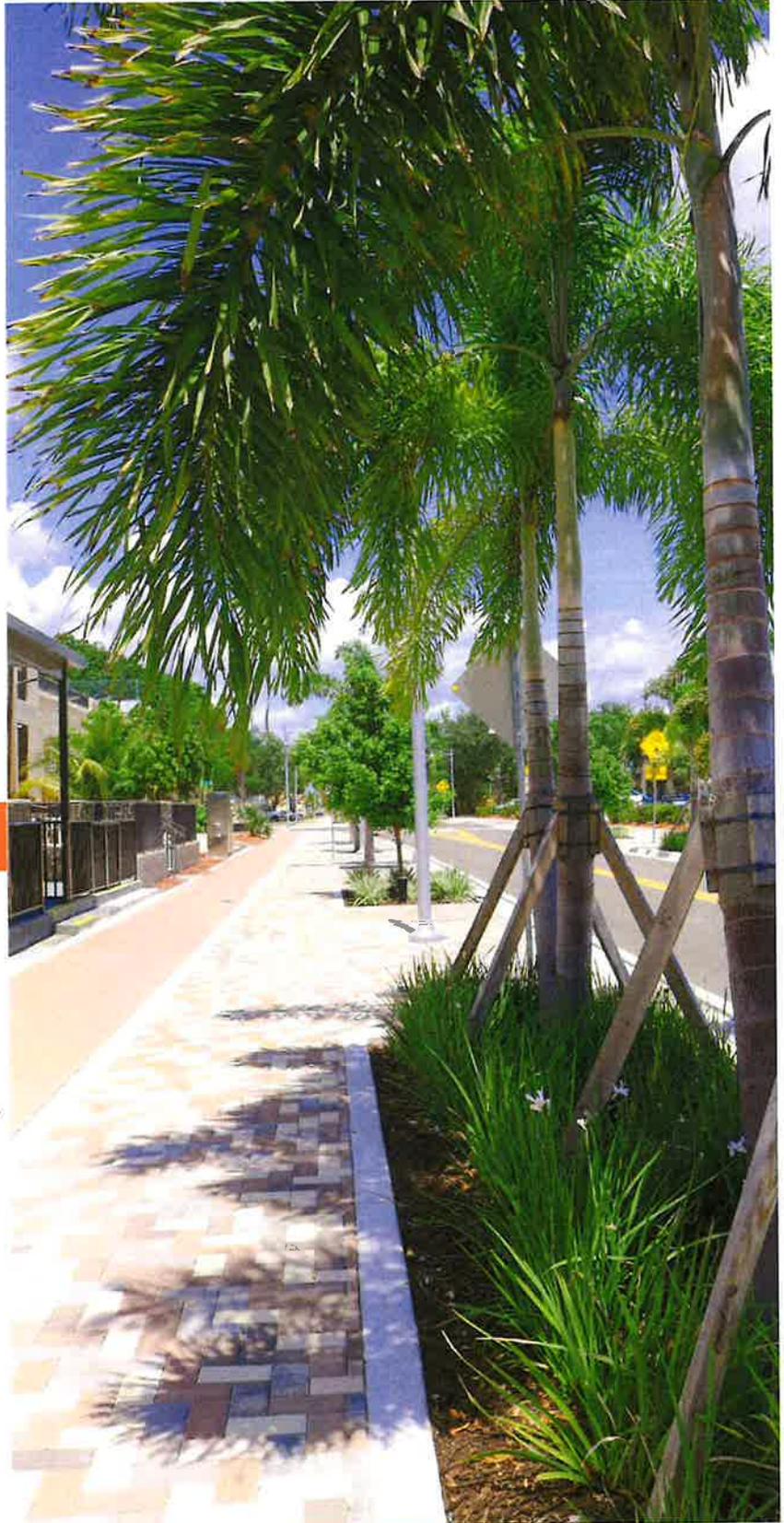
ARBORICULTURE



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

RESOURCES WHEN YOU NEED THEM MOST!

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



COMPANY RESOURCES

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



SPORTS TURF



COMPLETE SPORTS TURF MAINTENANCE

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

SERVICES

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



OUR SERVICES

EDUCATIONAL CLASSES

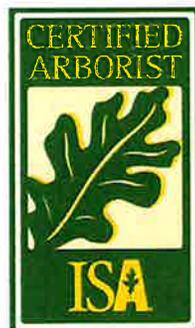
PRESENTATIONS & CEUS AVAILABLE FOR CLASSROOM OR ONLINE LEARNING

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

QUALIFICATIONS

SAFETY & TRAINING



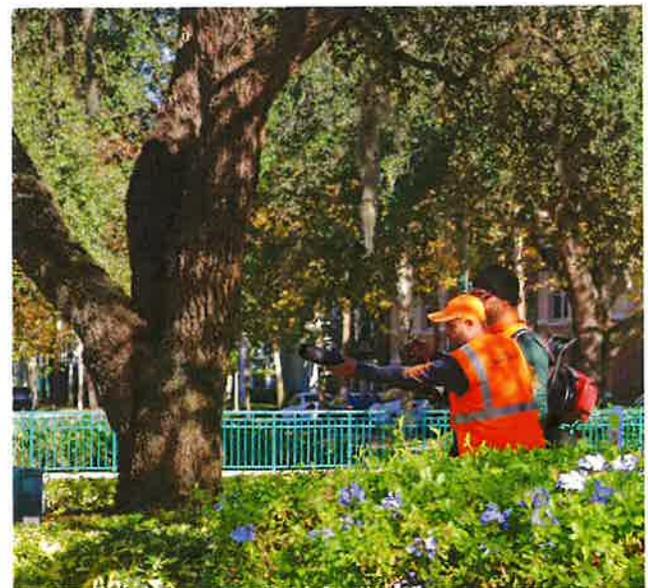
We hold the safety of our clients & our team members in the highest regard. We have implemented a company wide safety program that is administered through our safety coordinator & local branch managers.

Initial Hire Program

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

Safety Training Program

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



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



CERTIFICATIONS & LICENSES

OUR QUALIFIED TEAM

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

CERTIFICATIONS & LICENSES

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



CERTIFICATIONS & LICENSES



The International Society of Arboriculture

Hereby Announces That

Wesley L. Peals

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

Colleen Reinken
 Council Director
 ISA & Executive Director

Initial Date	10 June 2011	MS-022-A
Exam Code	License No.	Certificate Number

ANAB
 ACCREDITED
 INTERNATIONAL SOCIETY OF ARBORICULTURE
 10010
 INTERNATIONAL ARBORICULTURE

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: 5/20/2013

Robert Hruska, FNGLA President
Merry Mann, FNGLA Certification Director

State of Florida

Department of Agriculture and Consumer Services
 Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JT234674

CHRISTOPHER CARL RICHARDS

This is to certify that the individual named above is a Certified Pest Control Operator and is eligible to practice

License and Government

in conformity with an Act of the Legislature of the State of Florida regarding the practice of Pest Control and governing committee for regulation

In Testimony Whereof, Witness the signature of the Governor of the State of Florida on December 13, 2011

Nicole Fried
 Director of Licensing and Enforcement

Johnnie W. Wilson
 Governor of the State of Florida

Christina M. Williams
 Chief Bureau of Licensing and Enforcement

**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

Kylr James Tenerette

the degree of
**Associate of Applied Science
 in Turfgrass Management**

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

Mary Anne Fry
 President

Kevin L. Schuchert
 Associate Director
 Division of Academic Programs

Johnnie W. Wilson
 Governor of the State of North Carolina

William C. Powell
 Director of the Division of Academic Programs

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: 6/30/2023
 Certified Since: 5/24/2013

Robert Hruska, FNGLA President
Merry Mann, FNGLA Certification Director

Don DeSantis, Governor
 Halsey Bechmans, 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
 JUNIOR LANDSCAPING OF FLORIDA, LLC
 5880 STALEY RD
 FORT MYERS, FL 33905

LICENSE NUMBER: SC131152351
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.



ADDITIONAL REMARKS SCHEDULE

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

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

LEADERSHIP TEAM



Brandon Duke
Chief Executive Officer

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

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

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



Dan DeMont
Chief Revenue Officer

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

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

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



Jake Rubin
Chief Operations Officer

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

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

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

QUALIFICATIONS

CLIENT REFERENCES

The Starkey Ranch Community Development District

Management | Wrathall, Hunt & Associates

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

Triple Creek Community Development District

V.P. Management | Rizzetta & Company, Inc

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

Estancia at Wiregrass Community Development District

V.P. Management | GMS

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

Cory Lakes Community Development District

KAI Management

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

Harrison Ranch Community Development District

Management | Rizzetta & Company, Inc.

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

Venetian Community Development District

Management | Rizzetta & Company, Inc.

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

QUALIFICATIONS

CLIENT REFERENCES

Heritage Isles Golf & Country Club Community Development District

Management | Inframark

Telephone | (813) 907-7388

Contract Start Date | October 1, 2009

Contact | Rich Unger, Director of CDD Operations

Email | H1Manager@hicdd.org

Contract Value | \$166,600.00

Panther Trace Community Development District

Management | Vesta Property Services

Telephone | (813) 671-8023

Contract Start Date | November 1, 2015

Contact | Monica Vitale, Facilities Director

Email | monicavitalecam@gmail.com

Contract Value | \$259,974.00

Watergrass | Community Development District

Management | Inframark

Telephone | (813)-295-5455

Contract Start Date September 1, 2017

Contact | Mark Vega

Email | mark.vega@inframark.com

Contract Value | \$162,650.00

Heritage Isle CDD

Brian Mendes, District Manager-Rizzetta

bmendes@rizzetta.com | (407) 472-2471

6800 Legacy Blvd. Viera, Florida 32940

Value | \$350,000+ (2 years of service)

Full maintenance service of over 1289 homes
and CDD common areas

Beaumont CDD

Tammy Collins, Property Manager-Real Management

Tammy.Collins@evergreen-lm.com

(860) 997-9030

7802 Penrose Place Wildwood, Florida 34785

Value | \$500,000+ (3 years of service)

Full service maintenance of all CDD common areas,
homes and townhomes.

QUALIFICATIONS

CLIENT REFERENCES



Jonathan Pentecost
Division President
SW FL

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

Rhonda Brewer
V.P. Community
Development

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

Mike Lewis
V.P. Purchasing,
Design &
Architecture

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

John R. Peshkin
Managing Principle

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

Bob Koenig
Vice President

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

JUNIPER CARES



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



Juniper
CARES 



ADDITIONAL INFO

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.



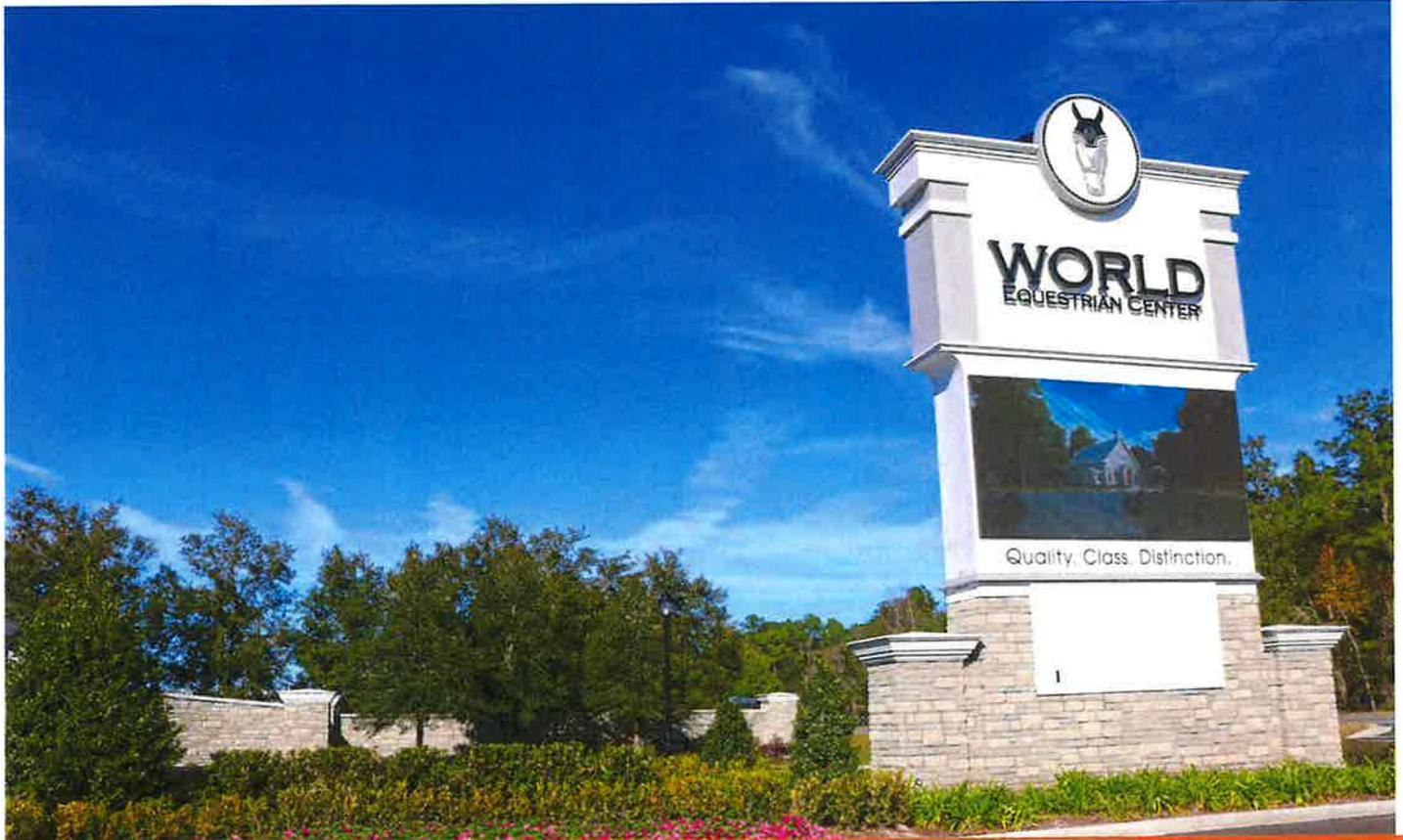
Imagine an entire industry coming together, to serve and to give, for the sole purpose of creating a positive impact locally and around the world. This is Industry Collective.

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.

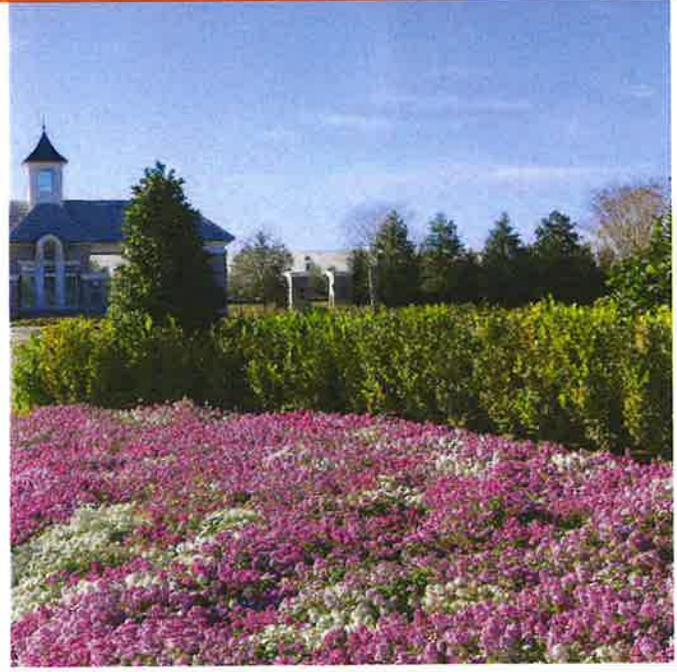


[ADDITIONAL INFO](#)

PORTFOLIO: OCALA

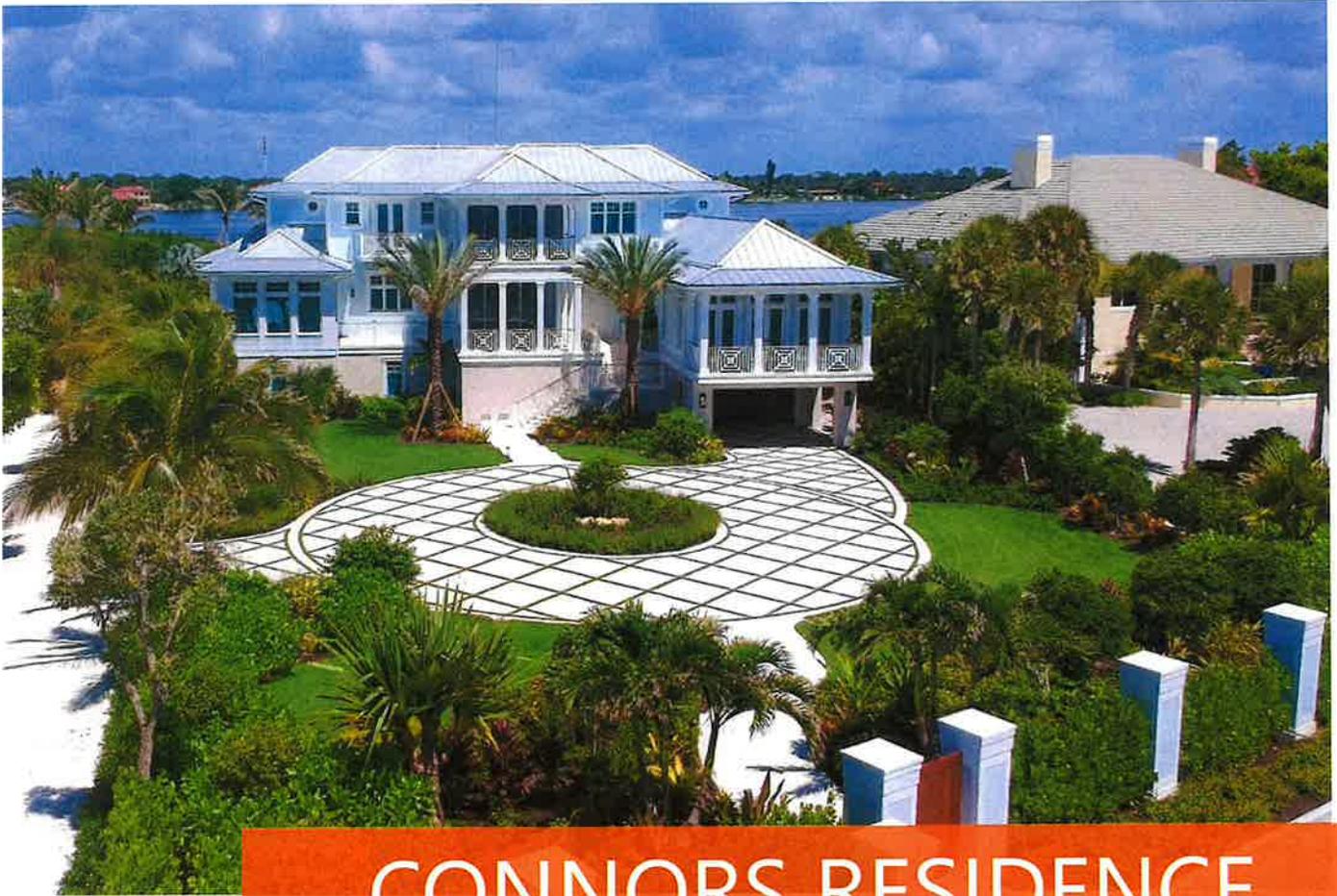


WORLD EQUESTRIAN CENTER



ADDITIONAL INFO

PORTFOLIO: CUSTOM DESIGN

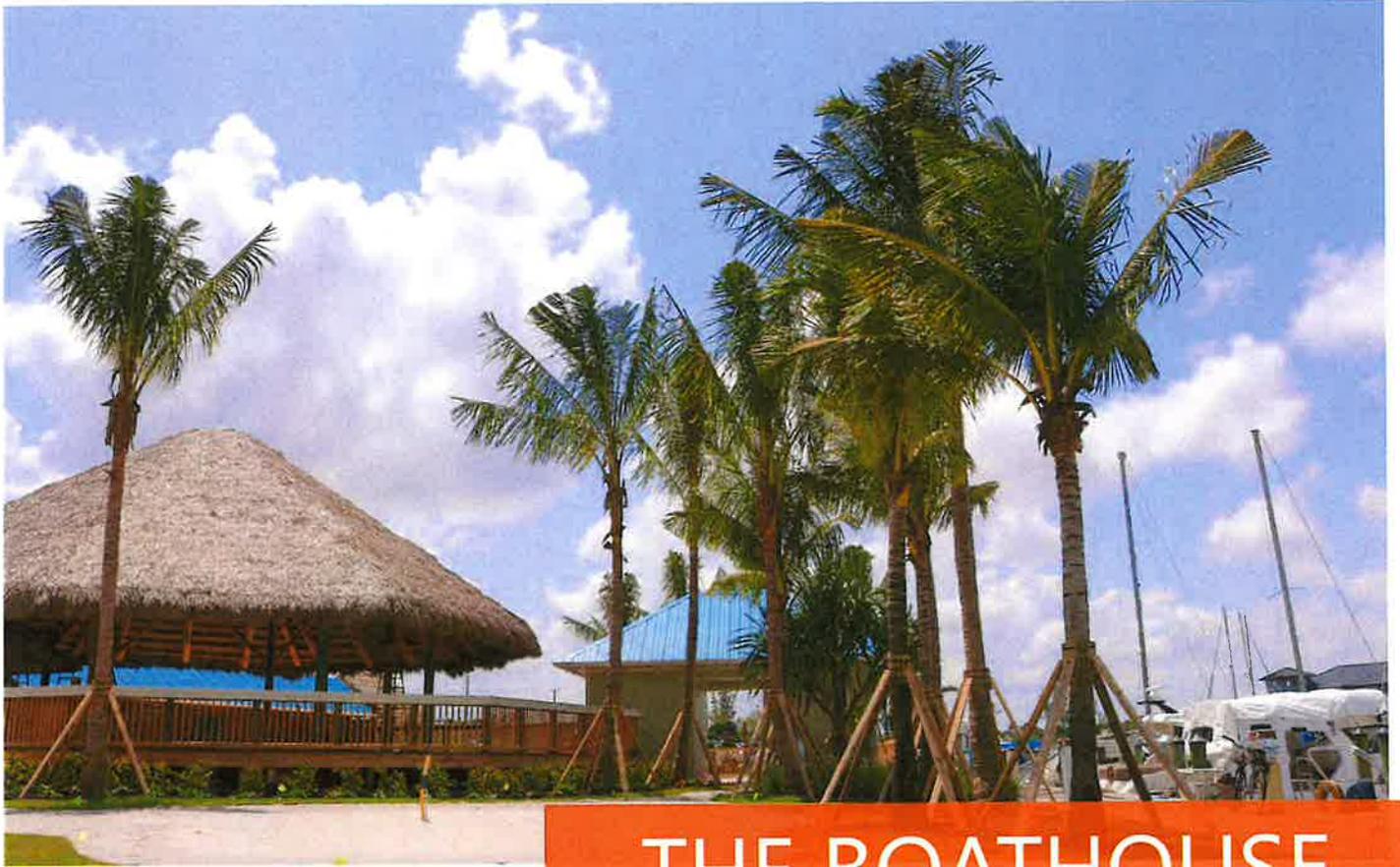


CONNORS RESIDENCE

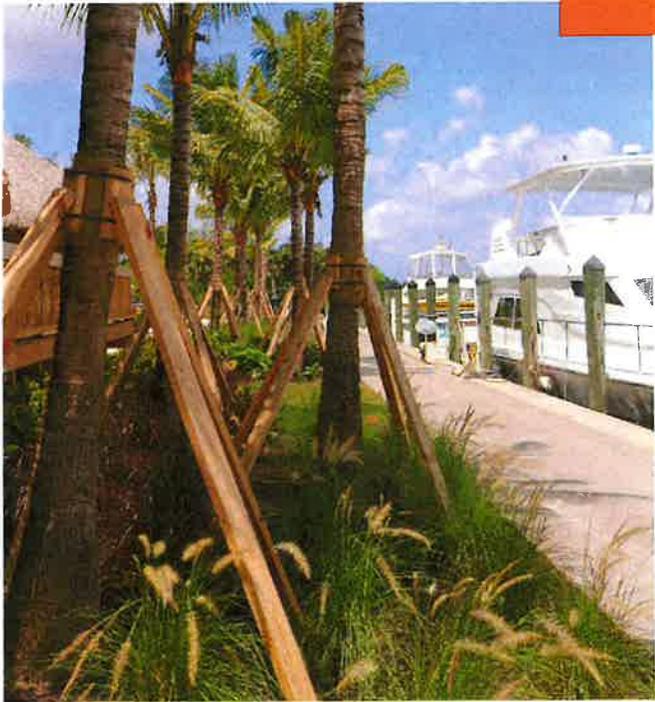


ADDITIONAL INFO

PORTFOLIO: CUSTOM DESIGN



THE BOATHOUSE

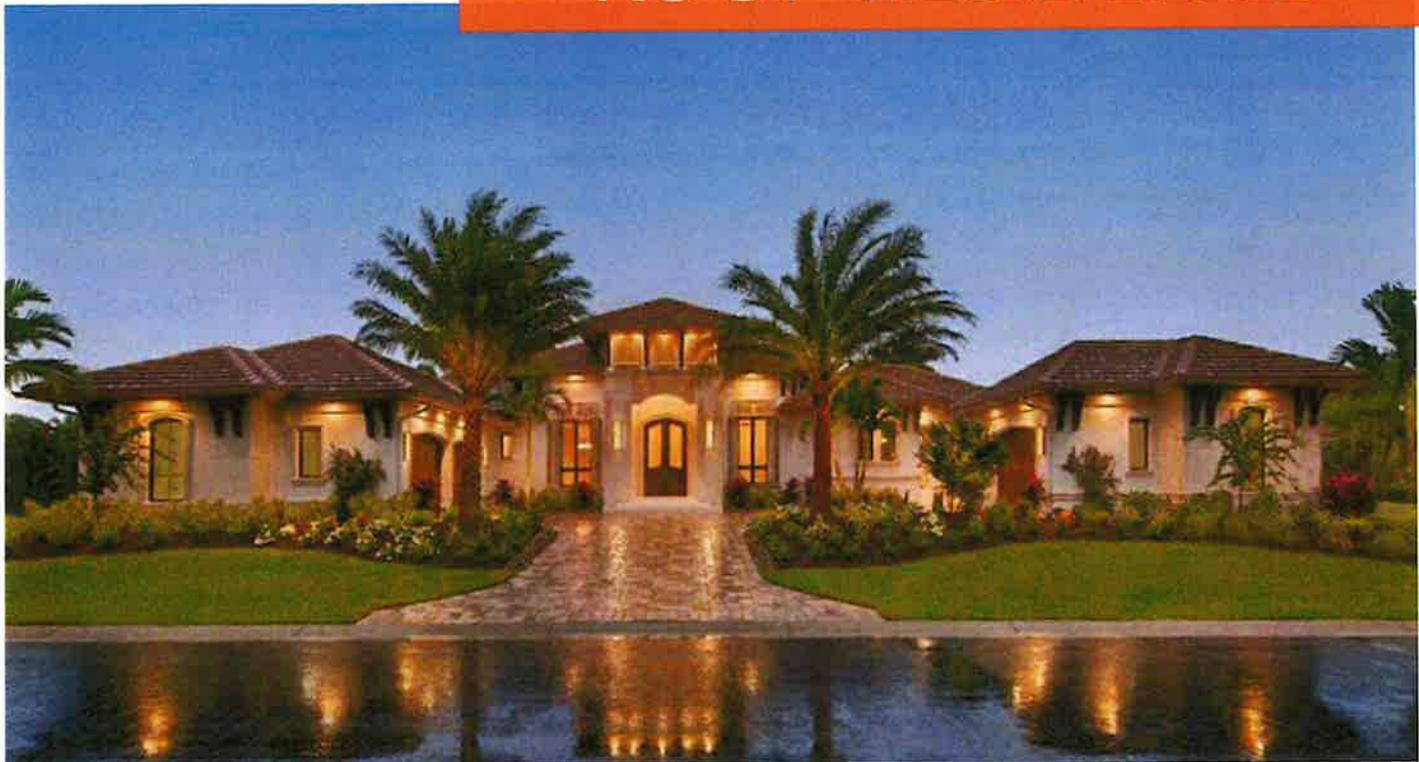


ADDITIONAL INFO

PORTFOLIO: CUSTOM DESIGN



KOOP RESIDENCE



ADDITIONAL INFO

DESIGN SAMPLES



BEFORE

COMPUTER RENDERINGS



AFTER

ADDITIONAL INFO



www.junipercares.com

UNIT PRICING FOR IRRIGATION SERVICES

* Prices are subject to increase as of 1/1/2026
 Prices at this time haven't been released for
 next year

Service Item/Category	TOTAL
SPRINKLER/NOZZLE REPAIR	
Install/Replace Drip line (per ft. cost)	\$2.94
Install/Replace Maxi-Jet Nozzle	\$5.22
Raise/straighten head in turf	\$10.38
Install/Replace Rotor Nozzle	\$5.52
Install/Replace Maxi-Jet Stake Assy.	\$9.00
Install/Replace Spray Nozzle	\$6.90
Cap off head (any type)	\$16.56
Install/Replace MP-Rotator Nozzle	\$24.90
Replace 6" Spray Head	\$48.30
Raise blocked head w/ riser	\$41.40
Relocate head (any type)	\$62.10
Replace 12" Spray Head	\$55.20
Replace Rotor Head	\$62.10
Add 6" Spray Head w/pipe	\$89.70
Add 12" Spray Head w/ pipe	\$107.64
Add Rotor Head w/ pipe	\$131.10
PIPE REPAIR	
Repair Drip Line break	\$6.90
Repair flex pipe leak	\$27.60
Repair 1/2" Zone line leak	\$75.90
Repair 3/4" Zone line leak	\$89.70
Repair 1" Zone line leak	\$103.50
Repair 1 1/4" Zone line leak	\$106.26
Repair 1 1/2" Zone line leak	\$144.90
Repair 2" Zone line leak	\$172.50
Repair Main line leak {all sizes}	

*Price based on time and materials'

Service Item	TOF
--------------	-----

VALVES

Replace 1" Valve (Standard)	\$220.80
Replace 1.5" Valve (Standard)	\$345.00
Replace 2" Valve (Standard)	\$469.20
Replace 1" Valve (Scrubber)	\$366.00
Replace 1.5" Valve (Scrubber)	\$517.50
Replace 2" Valve (Scrubber)	\$627.90
Install RB 1" Drip Control Valve	\$586.50
Install RB 1.5" Drip Control Valve	\$918.00

VALVE SOLENOIDS

Replace Rainbird 24V Solenoid	\$103.50
Replace Hunter 24V Solenoid	\$55.20
Replace Irritrol 24V Solenoid	\$75.90
Replace Rainbird EZ Bleed Solenoid	\$103.50
Replace Rainbird DC Latch Solenoid	\$96.60
Replace Hunter DC Latch Solenoid	\$82.80
Replace Irritrol DC Latch Solenoid	\$90.00

VALVE BOXES

Replace Valve Box 7" Round	\$48.30
Replace Valve Box 7" Round (Purp)	\$55.20
Replace Valve Box 10" Round	\$79.98
Replace Valve Box 10" Round (Purp)	\$92.40
Replace Valve Box Rectangular	\$117.30
Replace Valve Box Jumbo	\$193.20

Troubleshoot Valve Not Operating Price based on time and materials

Service Item	TO
--------------	----

CONTROLLERS

<i>RB ESP4ME3 Modular Controller 4 Station</i>	\$337.24
<i>RB ESP SM-3 3 station module</i>	\$92.58
<i>RB ESP SM-6 6 station module</i>	\$158.70
<i>RB ESP LXME2 12 Station</i>	\$1124.13
<i>RB ESP LXM SM-12 12 station module</i>	\$416.59
<i>Hunter A2C75DSS 75 station 2 wire</i>	\$3769.13
<i>Hunter A2C1200M Metal Cabinet</i>	\$1983.75
<i>Hunter Decoder Module</i>	\$1785.38
<i>Hunter A2M600 6 Station Module</i>	\$595.13
<i>Hunter Node 100 1 station batt clock</i>	\$257.89
<i>Hunter Node 200 2 station batt clock</i>	\$376.91
<i>Hunter Node 400 4 station batt clock</i>	\$449.65
<i>Hunter XC Hybrid 6 station control/.</i>	\$317.40
<i>Hunter XC Hybrid 12 station control/.</i>	\$429.81
<i>Install/Repluce 9V Battery Back-up</i>	\$9.00



SENSORS

<i>Install Hunter Mini-Click (wired)</i>	\$90.76
<i>Install Hunter Wireless Rain Sensor</i>	\$185.95
<i>Install Rainbird Wireless Rain Sensor</i>	\$187.16
<i>Install Hunter Wireless Solar Sync</i>	\$400.88
<i>Install Weathermatic Flow Sensor 1"</i>	\$1126.60
<i>Install Weathermatic Flow Sensor 1.5"</i>	\$1,218.37
<i>Install Weathermatic Flow Sensor 2"</i>	\$1,308.93

DECODERS/WIRE/SURGE PROTECTION

<i>Replace ICD-100 Single Station Decoder</i>	\$257.25
<i>Replace ICD-200 Two Station Decoder</i>	\$399.00
<i>Install Ground Rod w/#6 Copper Wire</i>	\$332.06
<i>Install Intermatic:Secondary Surge Arrst.</i>	\$270.00
<i>Install 4"x96" Copper Grounding Plate</i>	\$1435.20

PUMP /WELL

Basic inspection of irrigation pump \$195.00

**Juniper Group Acquisition LLC
and Subsidiaries**
(A Limited Liability Company)

Consolidated Financial Report
December 31, 2024



Independent Auditor's Report

RSM US LLP

Board of Managers
Juniper Group Acquisition LLC
(A Limited Liability Company)

Opinion

We have audited the consolidated financial statements of Juniper Group Acquisition LLC and Subsidiaries (the Company), which comprise the consolidated balance sheets as of December 31, 2024 and 2023, the related consolidated statements of operations, changes in member's equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements (collectively, the financial statements).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2024 and 2023, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

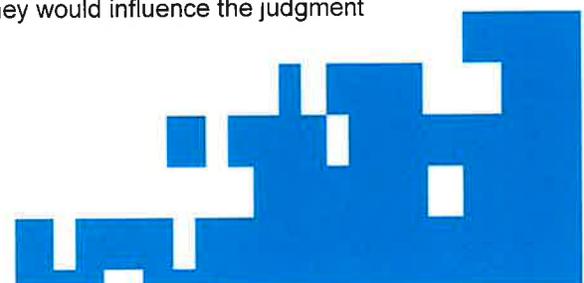
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

THE POWER OF BEING UNDERSTOOD
ASSURANCE | TAX | CONSULTING



**Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)**

**Consolidated Balance Sheets
December 31, 2024 and 2023**

	2024	2023
Assets		
Current assets:		
Cash	\$ 8,702,693	\$ 7,839,884
Accounts and other receivables, net	35,262,550	25,834,919
Contract assets	3,148,845	3,744,353
Costs and estimated earnings in excess of billings on contracts	6,399,784	8,777,764
Inventories	2,978,030	1,583,315
Prepaid expenses and other current assets	3,975,166	3,038,439
Total current assets	60,467,068	50,818,674
Property and equipment, net	31,441,881	27,532,290
Operating lease right-of-use assets, net	14,246,253	9,067,299
Finance lease right-of-use assets, net	10,407,814	5,164,350
Goodwill, net	164,969,870	156,706,858
Trade names, net	19,884,129	13,677,324
Note receivable	515,468	584,534
Deposits	628,856	535,440
Total assets	\$ 302,561,339	\$ 264,086,769
Liabilities and Member's Equity		
Current liabilities:		
Accounts payable and accrued liabilities	\$ 27,276,693	\$ 24,678,033
Deferred revenues	2,243,505	1,131,005
Billings in excess of costs and estimated earnings on contracts	4,452,967	1,751,061
Current portion of contingent consideration	5,318,788	489,050
Current portion of operating lease liabilities	2,112,010	1,915,515
Current portion of finance lease liabilities	3,346,457	1,240,527
Income taxes payable	564,611	3,245
Current portion of installment notes payable	3,923,909	4,227,243
Current portion of long-term debt	1,576,000	1,323,500
Total current liabilities	50,814,940	36,759,179
Line of credit	6,500,000	2,500,000
Deferred income taxes	1,965,157	-
Contingent consideration, net of current portion	6,638,520	2,850,000
Operating lease liabilities, net of current portion	12,419,526	7,346,592
Finance lease liabilities, net of current portion	7,785,516	4,031,365
Installment notes payable, net of current portion	3,675,484	7,285,214
Long-term debt, net of current portion and unamortized deferred loan costs	155,251,546	126,109,460
Total liabilities	245,050,689	186,881,810
Commitments and contingencies (Notes 9, 15 and 16)		
Member's equity	57,510,650	77,204,959
Total liabilities and member's equity	\$ 302,561,339	\$ 264,086,769

See notes to consolidated financial statements.

**Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)**

**Consolidated Statements of Changes in Member's Equity
Years Ended December 31, 2024 and 2023**

Balance, December 31, 2022	\$ 103,708,757
Rollover equity	1,500,000
Distributions	(19,811)
Equity-based compensation	2,858,867
Net loss	<u>(30,842,854)</u>
Balance, December 31, 2023	77,204,959
Capital contributions	20,552,731
Rollover equity	5,250,000
Equity-based compensation	8,059,441
Net loss	<u>(53,556,481)</u>
Balance, December 31, 2024	<u><u>\$ 57,510,650</u></u>

See notes to consolidated financial statements.

**Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)**

**Consolidated Statements of Cash Flows (Continued)
Years Ended December 31, 2024 and 2023**

	2024	2023
Cash:		
Beginning	\$ 7,839,884	\$ 5,962,563
Ending	<u>\$ 8,702,693</u>	<u>\$ 7,839,884</u>
Supplemental disclosure of cash flow information:		
Cash paid for interest	<u>\$ 20,737,480</u>	<u>\$ 14,913,372</u>
Supplemental schedule of noncash investing and financing activities:		
Contingent consideration related to business acquisition	<u>\$ 9,864,292</u>	<u>\$ 2,850,000</u>
Due to sellers (holdback) issued in business acquisition as consideration	<u>\$ -</u>	<u>\$ 1,607,911</u>
Rollover equity issued in connection with business acquisitions	<u>\$ 5,250,000</u>	<u>\$ 1,500,000</u>
Operating lease assets obtained in exchange for new operating lease liabilities in connection with business acquisitions	<u>\$ 5,311,429</u>	<u>\$ 1,134,677</u>
Operating lease assets obtained in exchange for new operating lease liabilities	<u>\$ 2,378,620</u>	<u>\$ 1,943,592</u>
Finance lease assets obtained in exchange for new finance lease liabilities	<u>\$ 8,083,798</u>	<u>\$ 5,407,243</u>
Equipment acquired under installment notes payable	<u>\$ 365,517</u>	<u>\$ 4,138,675</u>

See notes to consolidated financial statements.

**Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)**

Notes to Consolidated Financial Statements

Note 1. Nature of Business and Significant Accounting Policies (Continued)

The following is a summary of the Company's revenue recognition policies specific to each discrete service line:

Revenue and cost recognition—construction contracts: Revenue is primarily derived from multiyear construction contracts. The Company's construction contracts include multiple promises, which management reviews at contract inception to determine whether they represent multiple performance obligations. This review consists of determining whether promises or groups of promises are capable of being distinct and distinct within the context of the contract. Construction contracts are considered to have a single performance obligation as the Company provides a significant service of integrating a complex set of tasks and components into a single asset.

Billing practices are governed by the contract terms and generally are based on the achievement of milestones or predetermined schedules. From time to time these terms may require the customer to make advance payments as work progresses or could result in the Company receiving payment prior to transferring the related good or service. The period between the receipt of payment and the completion of the work to which it is related is generally one year or less. The Company has elected not to adjust consideration for the effects of financing under the practical expedient that allows an entity to ignore the effects of a significant financing component when the period between the receipt of payment and the transfer of the good or service to the customer is one year or less.

Certain construction contracts include retention provisions to provide assurance to our customers that the Company will perform in accordance with the contract terms. These provisions could result in a period of more than a year passing between the transfer of the good or service and the receipt of payment but are not considered to be for purposes of financing. The balances billed but not paid by customers pursuant to these provisions generally become due upon completion and acceptance of the project work or products by the customer. The Company determined that there were no significant financing components in contracts during the years ended December 31, 2024 and 2023, as the intent of the retention provisions is to protect the customer rather than provide financing.

Management has concluded performance obligations related to construction contracts are satisfied over time because the Company's performance typically creates or enhances an asset that the customer controls as the asset is created or enhanced. The Company recognizes revenue as performance obligations are satisfied and control of the promised good and/or service is transferred to the customer. The Company measures the progress toward complete satisfaction of the performance obligation using the cost-to-cost method. Under the cost-to-cost method, costs incurred to date are generally the best depiction of transfer of control. When multiple contracts are entered into under a single master agreement, management reviews the contracts to determine whether: (a) the contracts are negotiated as a package with a single commercial objective, (b) the amount of consideration paid in one contract depends on the price or performance in the other contract and (c) the goods or services promised in the contracts are a single performance obligation. If one of these three conditions is met, the contracts are combined and accounted for as a single contract.

**Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)**

Notes to Consolidated Financial Statements

Note 1. Nature of Business and Significant Accounting Policies (Continued)

Contract assets and liabilities: Accounts receivable are governed by the contract terms and are recorded based on contracted prices when an unconditional right to payment under the terms of the contract is obtained. Contract assets are classified on the consolidated balance sheets as costs and estimated earnings in excess of billings on contracts and represent revenues recognized in excess of amounts billed or available to be billed where the right to payment is not unconditional. Retainage, reported as contract assets, represents the amount withheld from billings by our clients pursuant to provisions in the contracts and may not be paid to us until the completion of specific tasks or the completion of the project and, in some instances, for even longer periods. Contract liabilities are classified on the consolidated balance sheets as billings in excess of costs and estimated earnings on contracts and represent billings in excess of revenues recognized. The opening balances of costs and estimated earnings in excess of billings on contracts, contract assets, and billing in excess of costs and estimated earnings on contracts as of January 1, 2023 are approximately \$3,876,000, \$1,185,000, and \$1,140,000, respectively.

Contract costs: All contract costs, including those associated with change orders, unresolved contract modifications, claims to or from customers and back-charge recoveries, are recorded as incurred and revisions to estimated total costs are reflected as soon as the obligation to perform is determined. Contract costs include all direct labor, material, subcontractors, equipment and indirect costs related to contract performance. General and administrative expenses are charged to operations as incurred. The Company recognizes revenue, but not profit, on certain significant uninstalled materials that are not specifically produced, fabricated or constructed for a project. Revenue related to these uninstalled materials is recognized when the cost is incurred (when control is transferred). Costs to obtain contracts that are not expected to be recovered from the customer are expensed as incurred and included in general, administrative and other shop expenses on the consolidated statements of operations. Pre-bid costs that are explicitly chargeable to the customer even if the contract is not obtained are included in accounts and other receivables, net on the consolidated balance sheets.

Revenue and cost recognition—landscape maintenance contracts: Landscape maintenance services are generally provided under annual contracts. Customer contracts generally are standardized and cancellable with a 30-day notice period. Revenue is recognized as earned over time as the customer consumes the benefits of the services the Company performs. These contracts are generally serviced weekly or as needed depending on contracted terms and seasonality. Any additional services performed are billed and recognized when the service is performed and completed. Labor and subcontract costs in connection with maintenance services are expensed as incurred while material costs are held in inventory and recognized when used.

The Company bills for landscape maintenance contracts on a prorated basis over the term of the contract at the beginning of each month. The timing of revenue recognition may not align with the right to invoice the customer. The Company records accounts receivable when it has the unconditional right to issue an invoice and receive payment, regardless of whether revenue has been recognized. If revenue has not yet been recognized, a contract liability, deferred revenue, also is recorded. The opening balance of deferred revenue as of January 1, 2023, is approximately \$1,068,000.

Landscape and maintenance contracts may include explicit options to renew. These options generally are priced in line with the standalone selling price and therefore do not provide a material right to the customer.

**Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)**

Notes to Consolidated Financial Statements

Note 1. Nature of Business and Significant Accounting Policies (Continued)

Accounts and other receivables: Accounts receivable are uncollateralized customer obligations due under normal trade terms requiring payment within 30 days from invoice and are stated at invoiced amounts less an allowance for credit losses. The opening balance of accounts and other receivables, net as of January 1, 2023, was approximately \$25,835,000. Unpaid accounts receivable with invoice dates over 30 days old do not accrue interest. The Company grants credit to customers, after an evaluation of the customer's financial condition, in the normal course of business. Management's determination of the allowance for credit losses is based on an evaluation of past experience, current economic conditions and other risks inherent in the accounts receivable portfolio. The Company's credit risk is partially mitigated by the Company's ability to file mechanic's liens for uncollected balances under its contractual arrangements. Accounts receivables are written off when deemed uncollectible. Recoveries of accounts previously written off are recorded when received. Determination of delinquent accounts receivable is based on the contractual terms of the Company's contracts. Management has recorded an allowance for credit losses of approximately \$821,000 and \$157,000 as of December 31, 2024 and 2023, respectively.

Unbilled revenues consist principally of revenue on landscape maintenance contracts, which has been recognized for accounting purposes but not yet billed to the customer and is included in accounts receivable. Substantially all of these amounts will be billed and collected in the following fiscal year.

Other receivables primarily consist of rebates. The Company purchases materials and supplies from vendors, some of which offer customer reward programs based on volume purchasing. The Company records rewards earned as rebates receivable.

Inventories: Inventories primarily consist of materials and supplies and are stated at the lower of cost or net realizable value. Cost is determined using the average costing method. An allowance is provided for obsolete inventory as management periodically reviews quantities on hand for slow movement, spoilage and obsolescence. Management has determined that no such allowance was necessary as of December 31, 2024 and 2023.

Property and equipment: Property and equipment acquired in a business combination is recorded at fair value on the date of acquisition and subsequent purchases of property and equipment, including property and equipment acquired under finance lease obligations are recorded at cost, less accumulated depreciation. The cost of assets sold or retired, and the related accumulated depreciation are removed from the accounts at the time of disposal, any resulting gain or loss is recorded. The Company capitalizes items of \$1,000 or greater and a useful life greater than two years. Repairs, maintenance and minor betterments are charged to operations as incurred. Major replacements that improve or extend the lives of assets are capitalized. Depreciation is computed over the following estimated useful lives of the assets using the straight-line method:

	<u>Years</u>
Vehicles and landscaping equipment	2-10
Building and improvements	5-20
Furniture, computers and office equipment	2-10

**Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)**

Notes to Consolidated Financial Statements

Note 1. Nature of Business and Significant Accounting Policies (Continued)

Impairment of long-lived assets (except goodwill): The Company's long-lived assets or asset groups are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of a long-lived asset or asset group may not be recoverable. Recoverability of long-lived assets or asset groups to be held and used is measured by a comparison of the carrying amount of a long-lived asset or asset group to future net cash flows (undiscounted and without interest charges) expected to be generated by the long-lived asset or asset group to determine if an impairment exists. If such long-lived assets or asset groups are considered to be impaired, the impairment recognized is measured as the amount by which the carrying amount of the long-lived assets or asset groups exceed their fair value, which is estimated by calculating the discounted future net cash flows associated with the asset or asset group. Assets or asset groups to be disposed of are reported at the lower of the carrying amount or fair value less costs to sell. There were no such impairment losses sustained for the years ended December 31, 2024 and 2023.

Fair value measurements: Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurements included in the Company's consolidated financial statements are related to assets acquired and liabilities assumed in business acquisitions, valuation of incentive units, and recurring measurements for contingent consideration. In determining fair value, the Company uses various methods including market, income and cost approaches. Based on these approaches, the Company often utilizes certain assumptions that market participants would use in pricing the asset or liability, including assumptions about risk and or the risks inherent in the inputs to the valuation technique. These inputs can be readily observable, market corroborated or generally unobservable inputs. The Company utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs. Based on the observability of the inputs used in the valuation techniques the Company is required to provide the following information according to the fair value hierarchy. The fair value hierarchy ranks the quality and reliability of the information used to determine fair values. Financial assets and liabilities carried at fair value will be classified and disclosed in one of the following three categories:

Level 1: Quoted prices for identical assets and liabilities traded in active exchange markets, such as the New York Stock Exchange.

Level 2: Observable inputs other than Level 1 including quoted prices for similar assets or liabilities, quoted prices in less active markets or other observable inputs that can be corroborated by observable market data. Level 2 also includes derivative contracts whose value is determined using a pricing model with observable market inputs or can be derived principally from or corroborated by observable market data.

Level 3: Unobservable inputs supported by little or no market activity for financial instruments whose value is determined using pricing models, discounted cash flow methodologies or similar techniques, as well as instruments for which the determination of fair value requires significant management judgment or estimation.

While the Company believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different estimate of fair value at the reporting date.

The carrying value of financial instruments including cash, accounts and other receivables, accounts payable and accrued liabilities approximated fair value as of December 31, 2024 and 2023, because of the relative short maturity of these instruments. Long-term debt bears interest rates that are reflective of the risk associated with the instruments and their carrying amounts approximate fair value.

**Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)**

Notes to Consolidated Financial Statements

Note 1. Nature of Business and Significant Accounting Policies (Continued)

Accounts payable and accrued liabilities: Accounts payable are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities in the accompanying consolidated balance sheets as payment is due within one year or less and is presented with accrued liabilities.

Accrued liabilities primarily consist of accrued payroll costs, accrued bonus and commissions, accrued workers' compensation losses, accrued losses for auto liability insurance, premium assignment on notes payable and accrued insurance premiums.

Advertising: The costs of advertising, promotions and marketing programs are charged to operations in the year incurred. Advertising costs of approximately \$825,600 and \$708,900 were incurred during the years ended December 31, 2024 and 2023, respectively, and are included in general, administrative and other shop expenses in the accompanying consolidated statements of operations.

Deferred loan costs: The Company capitalizes certain costs associated with the issuance of debt. These costs are presented in the consolidated balance sheets as a direct deduction from the carrying amount of the related debt. The Company amortizes deferred loan costs as an additional interest expense over the lives of the debt on a straight-line basis, which approximates the effective interest method. Upon prepayment of the related debt, the Company accelerates the unamortized deferred loan costs as interest expense.

Income taxes: Group Acquisition and Holdings and each of its wholly owned subsidiaries, with the exception of Prestige, Davis and Elegant, are single member liability companies, and are therefore, disregarded for U.S. federal income tax purposes. The Company is not subject to income tax. As such, all income taxes and other related information are passed directly to the member and subject to income tax at the member's level.

Prestige, Davis and Elegant are C corporations. As Prestige, Davis and Elegant are wholly owned subsidiaries of Holdings and therefore are included in the consolidated financial statements, the Company recognizes all deferred tax assets and liabilities related to Prestige, Davis and Elegant in the consolidated financial statements. Prestige, Davis and Elegant accounts for income taxes under the asset and liability method pursuant to ASC 740, Income Taxes. Under this method, it determines deferred tax assets and liabilities on the basis of the differences between the consolidated financial statement and tax bases of assets and liabilities by using enacted tax rates in effect for the year in which the differences are expected to reverse. The effect of a change in tax rates on deferred tax assets and liabilities is recognized in income in the period that includes the enactment date.

Prestige, Davis and Elegant recognizes deferred tax assets to the extent that it believes that these assets are more likely than not to be realized. In making such a determination, it considers all available positive and negative evidence, including future reversals of existing taxable temporary differences, projected future taxable income, tax planning strategies, and results of recent operations. If it determines that it would be able to realize its deferred tax assets in the future in excess of their net recorded amount, it would make an adjustment to the deferred tax asset valuation allowance, which would reduce the provision for income taxes.

Prestige, Davis and Elegant records uncertain tax positions in accordance with ASC 740 on the basis of a two-step process in which: (1) it determines whether it is more likely than not that the tax positions will be sustained on the basis of the technical merits of the position and (2) for those tax positions that meet the more likely than not recognition threshold, it recognizes the largest amount of tax benefit that is more than 50% likely to be realized upon ultimate settlement with the related tax authority.

**Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)**

Notes to Consolidated Financial Statements

Note 2. Business Acquisitions (Continued)

The components of the purchase price allocation are summarized in the following table:

	Elegant	Davis	LMP	Total
Working capital assets	\$ 1,188,419	\$ 6,395,941	\$ 2,665,462	\$ 10,249,822
Working capital liabilities	(837,838)	(6,091,867)	(1,152,552)	(8,082,257)
Property and equipment	760,500	8,894,400	4,517,200	14,172,100
Operating lease right-of-use assets	18,717	4,781,608	511,104	5,311,429
Goodwill	14,894,031	7,183,241	7,316,152	29,393,424
Trade name	1,318,824	3,677,521	2,607,100	7,603,445
Operating lease liabilities	(18,717)	(4,781,608)	(511,104)	(5,311,429)
Net assets acquired	<u>\$ 17,323,936</u>	<u>\$ 20,059,236</u>	<u>\$ 15,953,362</u>	<u>\$ 53,336,534</u>

The total consideration transferred for the 2024 Acquisitions exceeded the fair value of the net assets acquired on acquisition date. Accordingly, the Company recognized the excess of purchase price over the fair value of the net assets for a cumulative amount of approximately \$29,393,000 as goodwill. The goodwill does not have a tax impact on the consolidated financial statements. The goodwill primarily arises from the cumulative processes, procedures and knowledge of the acquired workforces.

The gross contractual cash flows related to acquired accounts receivable for the 2024 Acquisitions totals approximately \$5,762,000 and management believes this amount to be fully collectible.

Trade names: The fair value of the acquired trade names in the 2024 Acquisitions of approximately \$7,603,000 was estimated by applying a discounted cash flow model, specifically the relief from royalty model, which is based on significant inputs that are not observable (Level 3). The assumptions made by management in determining the fair value include a discount rate based on a weighted-average cost of capital and estimated average growth rates.

Transaction costs: The Company incurred transaction costs related to 2024 Acquisitions for the year ended December 31, 2024, for Elegant, Davis and LMP of approximately \$781,300, \$1,327,900 and \$1,229,000, respectively, which mainly consist of professional fees incurred by the Company to facilitate the acquisitions and are included in general, administrative and other shop expenses in the accompanying consolidated statement of operations.

During 2023, the Company purchased significantly all the assets of Flawless, and all the equity interests of Shooter & Lindsey and RIPS (cumulatively, 2023 Acquisitions) on the dates noted below for the consideration listed. The Company entered into the 2023 Acquisitions to continue their expansion into new markets.

	Flawless	Shooter & Lindsey	RIPS	Total
Date of acquisition	07/31/2023	11/13/2023	11/30/2023	
Cash	\$ 2,442,089	\$ 5,689,870	\$ 3,162,791	\$ 11,294,750
Holdback	757,911	500,000	350,000	1,607,911
Contingent consideration	-	1,500,000	1,350,000	2,850,000
Rollover equity	-	1,500,000	-	1,500,000
Total consideration	<u>\$ 3,200,000</u>	<u>\$ 9,189,870</u>	<u>\$ 4,862,791</u>	<u>\$ 17,252,661</u>

**Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)**

Notes to Consolidated Financial Statements

Note 3. Accounts and Other Receivables

Accounts and other receivables consist of the following as of December 31, 2024 and 2023:

	2024	2023
Construction contracts receivable, net	\$ 8,818,385	\$ 8,738,140
Landscaping maintenance contracts receivable, net	20,258,330	13,650,494
Unbilled revenue on landscape maintenance contracts	4,761,447	2,536,543
Other receivables	1,424,388	909,742
	<u>\$ 35,262,550</u>	<u>\$ 25,834,919</u>

Note 4. Costs and Estimated Earnings on Contracts

Costs and estimated earnings on contracts consist of the following as of December 31, 2024 and 2023:

	2024	2023
Costs on contracts	\$ 18,075,252	\$ 17,997,483
Estimated earnings thereon	4,342,744	5,679,734
	22,417,996	23,677,217
Less billings applicable thereto	(20,471,179)	(16,650,514)
	<u>\$ 1,946,817</u>	<u>\$ 7,026,703</u>

These amounts are included in the accompanying consolidated balance sheets under the following captions as of December 31, 2024 and 2023:

	2024	2023
Costs and estimated earnings in excess of billings on contracts	\$ 6,399,784	\$ 8,777,764
Billings in excess of costs and estimated earnings on contracts	(4,452,967)	(1,751,061)
	<u>\$ 1,946,817</u>	<u>\$ 7,026,703</u>

Note 5. Inventories

Inventories consist of the following as of December 31, 2024 and 2023:

	2024	2023
Landscaping plant material, consumables and supplies	\$ 2,967,015	\$ 1,576,625
Shop, maintenance and other	11,015	6,690
	<u>\$ 2,978,030</u>	<u>\$ 1,583,315</u>

**Juniper Group Acquisition LLC and Subsidiaries
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Notes to Consolidated Financial Statements

Note 7. Goodwill and Trade Names (Continued)

The estimated amortization expense related to goodwill for each of the next five years and thereafter is as follows:

Years ending December 31:	
2025	
2026	\$ 22,165,229
2027	22,165,229
2028	22,165,229
2029	22,165,229
Thereafter	22,165,229
	<u>54,143,725</u>
	<u>\$ 164,969,870</u>

Trade names consist of the following as of December 31, 2024 and 2023:

	2024	2023
Trade names		
Less accumulated amortization	\$ 23,282,445	\$ 15,679,000
Trade names, net	<u>(3,398,316)</u>	<u>(2,001,676)</u>
	<u>\$ 19,884,129</u>	<u>\$ 13,677,324</u>

The changes in the carrying amount of trade names as of December 31, 2024 and 2023, is as follows:

	2024	2023
Trade names balance, beginning of the year		
Trade names acquired	\$ 13,677,324	\$ 14,041,699
Amortization expense	7,603,445	644,000
Trade names balance, end of the year	<u>(1,396,640)</u>	<u>(1,008,375)</u>
	<u>\$ 19,884,129</u>	<u>\$ 13,677,324</u>

Amortization expense relating to trade names was approximately \$1,396,700 and \$1,008,400 for the years ended December 31, 2024 and 2023, respectively, and is included in depreciation and amortization expense in the accompanying consolidated statements of operations.

The estimated amortization expense related to trade names for each of the next five years and thereafter is as follows:

Years ending December 31:	
2025	
2026	\$ 1,552,163
2027	1,552,163
2028	1,552,163
2029	1,552,163
Thereafter	1,552,163
	<u>12,123,314</u>
	<u>\$ 19,884,129</u>

**Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)**

Notes to Consolidated Financial Statements

Note 9. Revolving Line of Credit and Long-Term Debt (Continued)

Revolving line of credit: The interest rate on the RLOC is the base rate plus an SOFR adjustment as defined in the agreement plus an applicable margin between 5.75% to 6.25% as defined in the agreement (10.84% as of December 31, 2024). Interest is payable in arrears on the last day of the month for interest period of one month and on the last day of each interval for periods between two to three months. The RLOC principal is due upon maturity on December 29, 2026. The unused commitment fee applicable to the RLOC is .5% per annum. The revolving line of credit had an outstanding balance of \$6,500,000 and \$2,500,000 as of December 31, 2024 and 2023, respectively.

The following is a summary of long-term debt as of December 31, 2024 and 2023:

	2024	2023
Principal:		
Term Loan	\$ 105,666,500	\$ 106,753,500
Delayed Draw Loans	52,871,000	23,476,750
Total	<u>158,537,500</u>	<u>130,230,250</u>
Less unamortized deferred loan costs	(1,709,954)	(2,797,290)
Less current portion of long-term debt	(1,576,000)	(1,323,500)
	<u>\$ 155,251,546</u>	<u>\$ 126,109,460</u>

The total aggregate annual principal maturities of long-term debt at December 31, 2024, are as follows:

Years ending December 31:	Term Loan	Delayed Draw Loans
2025	\$ 1,087,000	\$ 489,000
2026	104,579,500	52,382,000
	<u>\$ 105,666,500</u>	<u>\$ 52,871,000</u>

Note 10. Installment Notes Payable

The Company has various installment notes with financial institutions (Installment Notes) related to purchases of equipment. The Installment Notes range in term from one to five years. The interest rates on the Installment Notes range from 0% to 10.85% on the outstanding principal balance and are payable monthly. The Installment Notes have various maturity dates through December 2028. The total outstanding balance of principal as of December 31, 2024 and 2023, was \$7,599,393 and \$11,512,457, respectively. Monthly payments are due under the Installment Notes and vary through the year due to new and paid-off notes. In December 2024, the monthly payments range from \$112 to \$31,348. The Installment Notes are collateralized by certain vehicles and equipment.

**Juniper Group Acquisition LLC and Subsidiaries
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Notes to Consolidated Financial Statements

Note 11. Leases (Continued)

The weighted-average discount rate and remaining lease term for operating and finance leases are as follows as of December 31, 2023:

	Operating	Finance
Weighted-average remaining lease term (years)	10.05	3.06
Weighted-average discount rate	6.90%	9.27%

As of December 31, 2024, future lease payments under the Company's long-term lease liabilities are as follows:

Years ended December 31:	Operating	Finance	Total
2025	\$ 3,128,457	\$ 4,375,683	\$ 7,504,140
2026	2,769,648	5,985,434	8,755,082
2027	2,151,554	2,031,099	4,182,653
2028	1,999,163	220,719	2,219,882
2029	1,818,626	26,043	1,844,669
Thereafter	6,915,582	149,741	7,065,323
Total minimum lease payments	18,783,030	12,788,719	31,571,749
Less imputed interest	(4,251,494)	(1,656,746)	(5,908,240)
Present value of minimum lease payments	<u>\$ 14,531,536</u>	<u>\$ 11,131,973</u>	<u>\$ 25,663,509</u>

Note 12. Member's Equity

The Company is governed by a Board of Managers of BP Holdings (the Managers), which is composed of five managers, the Founding Partner (Michael Duke) and four others selected by Bregal Holdings. Only Class A holders are entitled to vote for the election of the Managers and can vote on matters requiring a vote of the Partners. Class A unitholders are entitled to general, tax and distributions in kind by a proportion of the number of units held. As of December 31, 2024 and 2023, 14,213,534 and 12,395,000 Class A units, respectively, were outstanding.

The operating agreement BP Holdings authorizes the Managers, at their sole discretion, the right to issue an unlimited amount of Class B units (Class B Units) in exchange for services performed for the Company. Class B holders are not entitled to distributions until fully vested and do not possess voting rights. The Class B Units are considered incentive units valued at \$10 per unit at the date of grant through December 31, 2023, and \$15.66 per unit at the date of grant effective January 1, 2024. The grant agreement establishes that the participation value of the Class B Units will be at least the participation value of the Class A Units, regardless to the fact that the units provide different rights to the unitholders. Therefore, the fair value of the time-vested membership interests granted was estimated at each grant date, based on the participation value of Class A units.

**Juniper Group Acquisition LLC and Subsidiaries
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Notes to Consolidated Financial Statements

Note 13. Income Taxes

Prestige, Davis and Elegant are taxed as C corporations and the Company recognizes the income tax impact from operations from Prestige, Davis and Elegant. Both Davis and Elegant were acquired during the current fiscal year, see Note 2 for further details. For the years ended December 31, 2024 and 2023, the income tax benefit is composed as follows:

	2024	2023
Current expense:		
Federal	\$ 352,585	\$ -
State	102,590	-
Total current expense	<u>455,175</u>	<u>-</u>
Deferred benefit:		
Federal	(315,999)	-
State	(92,214)	-
Total deferred benefit	<u>(408,213)</u>	<u>-</u>
Total income tax expense	<u>\$ 46,962</u>	<u>\$ -</u>

As of December 31, 2024 and 2023, the Company had gross net operating loss carryforward for U.S. federal income tax purposes available to offset future taxable income of approximately \$2,634,000 and \$119,000, respectively. As of December 31, 2024 and 2023, the Company had gross net operating loss carryforward for state income tax purposes available to offset future taxable income of approximately \$699,000 and \$43,000, respectively.

Future realization of the tax benefits of existing temporary differences and net operating loss carryforwards ultimately depends on the existence of sufficient taxable income within the carryforward period. As of December 31, 2024 and 2023, the Company performed an evaluation to determine whether a valuation allowance was needed. The Company considered all available evidence, both positive and negative, which included the results of operations for the current and preceding years, and future taxable income from the reversal of existing deferred tax liabilities. The Company determined that it is more likely than not that its deferred tax assets will not be realized for Prestige.

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Notes to Consolidated Financial Statements

Note 16. Related-Party Transactions

The Company, in its normal course of business, enters into lease agreements for storage and office space with certain managers. The amounts paid on each of the respective periods are included in general, administrative and other shop expenses in the accompanying consolidated statements of operations. The ROU asset and lease liability associated with each of the agreements below are included within Note 11. The list below includes the nature of the leases held per manager and the related amounts paid under these agreements for the years ended December 31, 2024 and 2023.

Nature of lease(s)	Expiration date(s)	2024	2023
Office space and land for storage	12/20/2026	\$ 89,040	\$ 89,040
Land for storage	12/20/2026	102,240	102,240
Office space and land for storage	03/31/2031 and 12/20/2046	288,193	257,306
Land for storage	12/20/2046	103,416	116,788
Land for storage	08/13/2026	6,275	6,390
Office space	08/18/2032	56,833	52,083
Office space	03/25/2034	489,032	-
Office space	11/23/2037	106,616	-
Office space	11/09/2033	77,619	-
Office space	11/29/2026	67,700	-
Office space	07/16/2029	117,000	-

For the years ended December 31, 2024 and 2023, the Company had approximately \$2,157,000 and \$1,156,000, respectively, in purchases with an organization owned by a manager. As of December 31, 2024 and 2023, the Company owed approximately \$588,600 and \$163,000, respectively, related to these purchases, which is included in accounts payable and accrued liabilities in the accompanying consolidated balance sheets.

Note 17. Subsequent Events

In May 2025, Holdings acquired substantially all of the assets of an organization for a base purchase price of \$2,500,000, as adjusted as defined in the asset purchase and sale agreement. The acquisition was funded through debt financing. The Company is in the process of finalizing the accounting for this transaction. In connection with the acquisition, the Company executed an amendment to its Syndicated Agreement. This resulted in an increase in borrowing capacity of the revolving line of credit to \$25,000,000, an additional term loan in aggregate principal amount of \$5,000,000, and the inclusion of another delayed draw term loan (DDTL-C) with the capacity of \$40,000,000. In addition, the applicable margin was adjusted from the stated amount in Note 9 to between 5.25% to 6.00%.

6. Is the Proposer incorporated in the State of Florida? Yes No

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes No

If no, please explain _____

- Date incorporated 12/01/2005 Charter No. F05000007055

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____

- Is the company in good standing with the State? Yes No

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?

Yes No

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes No

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22) \$82,246,750, (23) \$88,321,125, (24) \$91,320,135

9. What are the Proposer's current insurance limits?

General Liability \$ 1000000

Automobile Liability	\$ 1000000
Umbrella Coverage	\$ 1000000
Workers Compensation	\$ 1000000
Expiration Date	10/1/2206

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes (○) No (●)
 If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended None

State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?
 Yes (○) No (●) If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?
 Yes (○) No (●) If so, state name of individual, other organization and reason therefore. _____

13. List any and all litigation to which the Proposer, any personnel to work at Meadow Pointe IV, any officer and/or employee of the Proposer has been a party in the last five (5) years. _____
 None

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes (○) No (●) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:
Esplanade at Wiregrass - Nikki Carrol: 813-995-1080, \$1.0M in contract revenue, 3 years of service.
Esplanade at Artisan Lakes - Catherine G.: 941-479-6575, \$1.5M in contract revenue, 3 years of service.
WorkSpace - Lori Shelquist-Hardin: 813-853-3031, \$800K in contract revenue, 15 years of service.
Link Logistics - Kelley Hammond: 501-353-7037, \$400K in contract revenue, 4 years of service.
Lorraine Lakes - Annie Marlow: 904-580-4685, \$1.3M in contract revenue, 1 year of service.
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
Center Point (JLL) - Karlee L., 561-253-5365: Property owner went with a lower bid for landscaping
Sunstate Waters (JLL) Karlee L., 561-253-5365: Property owner went with a lower bid for landscaping
Link Logistics (9 Locations) Kelly H., 501-353-7037: Lost due to properties no longer managed by Links
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

<u>Larry Scales</u>	<u>Irrigation Manager and Technician</u>	
Name	Position	

<u>Irrigation Wet-Checks and Repairs</u>	<u>35</u>	<u>14</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Hector Martinez</u>	<u>Crew Lead - Mow Crew</u>	
Name	Position	

<u>Mowing/Driver/General Landscaping</u>	<u>10</u>	<u>5</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Maria Jaimes</u>	<u>Crew Lead - Weed Crew</u>	
Name	Position	

<u>Weeding and Weed Control Apps.</u>	<u>8</u>	<u>8</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Abner Escobar</u>	<u>Crew Lead - Detail Crew</u>	
Name	Position	

<u>Detail/Pruning</u>	<u>15</u>	<u>12</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

Luis Benitez

Agronomy Technician

Name	Position	
Fertilizer and Pest Control Apps.	10	9
Type of Work	Yrs. Exp.	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Meadow Pointe IV CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Meadow Pointe IV CDD should consider the Proposer for proposing on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Mainscape Inc.

Nathan Sorensen Account Executive

Name of Proposer

By: [Signature]

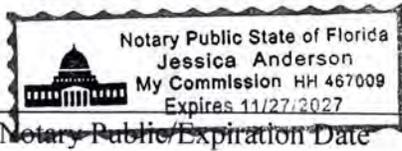
Nathan Sorensen - Account Executive
[Type Name and Title of Person Signing]

This 13 day of Jan, 2026

(Corporate Seal)

Sworn to before me this 13 day of Jan, 2026

[Signature]
(Seal)



11/27/2027

OFFICERS

PROPOSER: Mainscape Inc. DATE: 1/13/2025

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Nate Hyde	President	Oversees all Mainscape	Indianapolis, Indiana
Doug Cook	VP of Operations	Oversees 50% of Mainscape ops.	
Jill Dougherty	CFO	Cash Flow and Financial Planning	Indianapolis, Indiana
Andres Quijano	Regional Manager	Operations Manager for CFL	Tampa, Florida
Hiliodoro Estrada	Branch Manager	Operations Manager for Tampa	Orlando, Florida
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Hillsborough

Before me, the undersigned authority, appeared the affiant, Nathan Sorenson and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Account Executive for Mainscape Inc. ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Meadow Pointe IV Community Development District's ("District") request for proposals for landscape maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: Addendum No. 1.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (i.e., by no later than [BID PROTEST DEADLINE] at 5:00 PM (EST)), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 13 day of Jan, 2024

Proposer: Mainscape Inc.
By: Nathan Sorensen
Title: Account Executive

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of Jan 2026 by Nathan Sorensen as ACCOUNT EXECUTIVE of Mainscape Inc. who appeared before me this day in person, and who is either personally known to me, or produced FLDL as identification.



Jessica Anderson
NOTARY PUBLIC, STATE OF Florida

Name: Jessica Anderson
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of: Mainscape Inc. ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through V) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 13 day of Jan, 2026.

Proposer: Mainscape Inc.
By: _____
Title: Account Executive

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of Jan, 2026, by Nathan Sorenson, as _____ of _____, on its behalf. He/She [He] is personally known to me or [X] produced FC DL as identification.

Jessica Anderson

Notary Public, State of Florida



Personally Known
OR Produced Identification
Type of Identification FC DL

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Account Executive for Mainscape Inc. (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is 13418 Britton Park Road, Fishers, IN 46038

4. Proposer’s Federal Employer Identification Number (FEIN) is 35-1633580

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a “public entity crime” as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that “convicted” or “conviction” as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an “affiliate” as defined in Section 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a “person” as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

() Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

() The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

() There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

() The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

() The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 13 day of Jan, 2026.

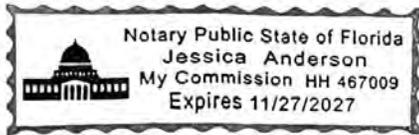
Proposer: Mainscape Inc.
By: Nathan Sorensen
Title: Account Executive

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of Jan, 2026, by Nathan Sorensen, as Account Executive of, Mainscape Inc. on its behalf. He/She is personally known to me or produced FC DC as identification.

Jessica Anderson
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification FC DC



**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY
SECTOR LIST**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District (“District”).
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Account Executive for Mainscape Inc. (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is 13418 Britton Park Rd, Fishers, IN 46038

4. Proposer’s Federal Employer Identification Number (FEIN) is 35-1633580

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 13 day of Jan, 2026.

Proposer: Mainscape Inc.

By: Nathan Sorensen

Title: Account Executive

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of Jan, 2026, by _____, as _____ of _____ on its behalf. He/She [] is personally known to me or [] produced PC DL as identification.

Jessica Anderson
Notary Public, State of Florida



Personally Known
OR Produced Identification
Type of Identification PC DL

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Andres Quijano	18	Regional Manager	Highest Level of Management CFL
2. Hiliodoro Estrada	13	Branch Manager	Manages all Aspects of Operations
3. Maria Muhlhahn	37	CFL Hort. Director/Multiple	Landscape Quality and Plant Health
4. Larry Scales	35	Irrigation Manager/ Yes	Responsible for Irrigation Techs.
5. Steve Alicky	46	Agronomy Manager/ Yes	Responsible for Agronomy Techs.

Proposed Staffing Levels

Landscape Maintenance staff will include; 11 laborers, 5 Supervisors, and 2 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. David Lafleur	10	Irrigation Tech.	Irrigation Wet-Checks/Repairs
2. Luis Benitez	10	Agronomy Tech.	Fertilization and Pest Control Apps
3. Mariah Muhlhahn	37	Regional Hort. Director	Certified Arborist + Multiple Certs.
4. Larry Scales	35	Irrigation Tech./ Manager	Wet-Checks/Repairs/Manager

2. Experience

(25 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Esplanade at Wiregrass - Wesley Chapel
Contact: Nikki Carroll Contact Phone: 813 - 995 - 1080
Project Type/Description: HOA Landscape Maintenance - Full Service community including commons and homes. Horticultural, Agronomy and Irrigation Services. Enhancement and mulch installation as well.
Dollar Amount of Contract: \$1,006,165.45
Your Company's Detailed Scope of Services for Project: 41 Mows, 5 St. Augustine Fertilizations, 2 Ornamental Fertilizations, 4 Palm Fertilizations, 6 Pest Control Applications, 12 Weed Control Apps., 6 pruning rotations, 12 irrigation wet-checks, irrigation parts included from the valve out. Full-Service to both homes and commons.
Duration of Contract: START DATE: 8/1/2023 END DATE: 7/31/2026

2. Project Name/Location: Esplanade at Artisan Lakes - Palmetto
Contact: Catherine Gangloff Contact Phone: 941-479-6575
Project Type/Description: HOA Landscape Maintenance - Full Service community including commons and homes. Horticultural, Agronomy and Irrigation Services. Enhancement and mulch installation as well.
Dollar Amount of Contract: \$1,545,173.57
Your Company's Detailed Scope of Services for Project: 41 Mows, 5 St. Augustine Fertilizations, 2 Ornamental Fertilizations, 4 Palm Fertilizations, 6 Pest Control Applications, 12 Weed Control Apps., 6 Pruning Rotations, 12 Irrigation Wet-Checks, irrigation parts included from the valve out. Full-Service to both homes and commons.
Duration of Contract: START DATE: 8/1/2023 END DATE: 7/31/2026

3. Project Name/Location: Link Logistics
Contact: Kelley Hammond Contact Phone: 501-353-7073
Project Type/Description: Commercial property portfolio throughout the Tampa area. Horticultural, Agronomy, and Irrigation Services. Enhancements and Plant Replacements
Dollar Amount of Contract: \$409,326.48
Your Company's Detailed Scope of Services for Project: 41 Mows. 2 St. Augustine Fertilizations, 1 Ornamental Fertilization, 1 Palm Fertilization, 6 Pest Control Applications, 12 Weed Control Apps.,

Experience cont.

10 Pruning Rotations, 12 Irrigation Wet-Checks, Mulch (in contract) installed twice per year, Palm Tree Trimming (in contract) once per year. Enhancements and new installs out of contract.

Duration of Contract: START DATE: 5/1/2025 END DATE: 4/30/2027

4. Project Name/Location: Workspace - Tampa Area
Contact: Lori Selquist-Hardin Contact Phone: 813-853-3031
Project Type/Description: Commercial Business Park plus Additional Tampa Area Properties
Horticultural, Agronomy, and Irrigation Services. Enhancements and Plant Replacements.
Dollar Amount of Contract: \$817,590.06
Your Company's Detailed Scope of Services for Project: 41 Mows. 4 St. Augustine Fertilizations,
2 Ornamental Fertilizers, 6 Pest Control Applications, 12 Weed Control Apps., 10 Pruning Rotations,
Mulch installation (in contract), 12 Irrigation Wet-Checks, 3 Leaf Removal Services in Fall, Large Tree
once per year

Duration of Contract: START DATE: 1/1/2025 END DATE: 12/31/2025

5. Project Name/Location: Lorraine Lakes - Lakewood Ranch/Sarasota
Contact: Annie Marlow Contact Phone: 904-580-4685
Project Type/Description: HOA Landscape Maintenance - common areas for HOA, as well as turf and
irrigation maintenance for single-family homes.
Dollar Amount of Contract: \$1,294,616.25
Your Company's Detailed Scope of Services for Project: 40 Mows for St. Augustine. 20 Mows for
Lake Banks. 4 St. Augustine Fertilizations. 2 Non-Native Palm Fertilizations. 2 Ornamental Fertilizations.
6 Pest Control Applications. 6 Pruning Rotations for Non Grasses. 3 Pruning Rotations for Grasses.
12 Weed Control Application and Services. 12 Monthly Irrigation Wet-Checks. Regularly scheduled
meetings with HOA management and landscape review from regional hort. director findings.

Duration of Contract: START DATE: 3/1/2025 END DATE: 2/28/27

3. Understanding Scope of RFP (10 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Price (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. 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 (20) in this part of the evaluation criteria. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.80$. Therefore, Contractor "B" will receive 15.80 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$. Therefore, Contractor "C" will receive 9.88 of 20 points.

5. Reasonableness of ALL Numbers (25 Points Possible) (____ Points Awarded)

Up to twenty-five (25) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1, 2, 3, 4, 5 & 6.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

EXHIBIT “C” - BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 465,839.8 yr.

- Storm Cleanup \$70/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
Mainscape will install hybrid freeze/rain sensors that will automatically shutoff the system once
temperature reaches 37 degrees Fahrenheit. Cost below is per controller per install.

\$120 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$70 /hr. for employee with hand-held hose

\$206 /hr. for water truck/tanker

PART 2

58,588.80

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-4-10 (Pre M on soil test)	4.0 lbs N/1000 SF	3448.5 lbs	\$6,078.61
April	0-0-7	0	3448.5 lbs	\$4,885.25
April	21-0-0 water soluble + Pre M	0.5 lbs N/1000 SF	431 lbs	\$2,905.07
June	21-0-0 50% slow release N	1.0 lbs N/1000 SF	862.5 lbs	\$3,279.72
August	2 oz/3-5 gal. H2O/1000	0	3,320 gallons	\$2,419.15
October	24-4-10 (Pre M on soil test)	4.0 lbs N/1000 SF	3448.5 lbs	\$4,721.04

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-4-10 (Pre M on soil test)	4.0 lbs N/1000 SF	2722.5 lbs	\$3,562.33
April	21-0-0 water soluble nitrogen	0.5 lbs N/1000 SF	340 lbs	\$2,293.01
May	21-0-0 50% plus Chinch	1.0 lbs N/1000 SF	680 lbs	\$5,636.49
July	2oz/3-5gal. H2O/1000	0	2615 gallons	\$1,910.78
August	21-0-0 50% slow release N	1.0 lbs N/1000 SF	680 lbs	\$2,588.79
October	4-4-10 with Pre M	4.0 lbs N/1000 SF	2722.5 lbs	\$4,825.05

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10 50% slow release	4.0 lbs N/1000 SF	326 lbs	\$1,253.73
June	8-0-10 50% slow release	4.0 lbs N/1000 SF	326 lbs	\$1,253.73
October	8-0-10 50% slow release	4.0 lbs N/1000 SF	326 lbs	\$1,253.73

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4Mg	4- 6lbs per palm	805 lbs	\$2,541.16
May	8-2-12+4Mg	4 - 6lbs per palm	805 lbs	\$2,541.16
October	8-2-12+4Mg	4 - 6lbs per palm	805 lbs	\$2,541.16
November	8-2-12+4Mg	4 - 6lbs per palm	805 lbs	\$2,541.16

Please list any additional fertilization for those plant materials requiring specialized application

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.
April	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.
June	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.
October	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 7,756.62 yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

17,820.00
\$ _____ /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Washingtonia	29	2	\$90.00	\$10,440.00
Date Palms	19	2	\$90.00	\$6,840.00
Reclinata	3	1	\$45.00	\$540.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4,387.36 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 31,080.84 yr.

Freeze Protection (description of ability) _____
Mainscape will install hybrid freeze/rain sensors that will automatically shutoff the system once temperature reaches 37 degrees Fahrenheit.

\$ 120 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 100.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

See parts and repairs pricing slide in presentation. Irrigation repairs from the valve-out are included

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

998 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 65.56 /CY
(app. April) \$ 65,428.88 /installation

And

998 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 65.56 /CY
(app. October) \$ 65428.88 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 130857.76 /yr.
(if both topdressings are performed - do not include in Grand Total)

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the first annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 489,131.88 yr.

- Storm Cleanup \$ 73.5/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
Mainscape will install hybrid freeze/rain sensors that will automatically shutoff the system once
temperture reaches 37 degrees Fahrenheit. Cost below is per controller per install.

\$ 126.00/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 73.5/hr. for employee with hand-held hose

\$ 216/hr. for water truck/tanker

PART 2

61,982.77

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-4-10 (Pre M on soil test)	4.0 lbs N/1000 SF	3448.5 lbs	\$6,382.54
April	0-0-7	0	3448.5 lbs	\$5,129.62
April	21-0-0 water soluble + Pre M	0.5 lbs N/1000 SF	431 lbs	\$3,050.32
June	21-0-0 50% slow release N	1.0 lbs N/ 1000 SF	862.5 lbs	\$3,443.71
August	2 oz/3-5 gal. H2O/1000	0	3320 gallon	\$2,540.11
Ocotber	24-4-10 (Pre M on soil test)	4.0 lbs N/1000 SF	3448.5lbs	\$4,957.09

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-4-10 (Pre M on soil test)	4.0 lbs N/1000 SF	2722.5 lbs	\$3,740.45
April	21-0-0 water soluble nitrogen	0.5 lbs N/1000 SF	340 lbs	\$2,407.66
May	21-0-0 50% plus Chinch	1.0 lbs N/1000 SF	680 lbs	\$5,918.31
July	2oz/3-5 gal. H2O/1000	0	2615 gallons	\$2,006.32
August	21-0-0 50% slow release N	1.0 lbs N/1000 SF	680 lbs	\$2,718.23
October	4-4-10 with Pre M	4.0 lbs N/1000 SF	2722.5 lbs	\$5,066.30

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10 50% slow release	4.0 lbs N/1000 SF	326 lbs	\$1,316.41
June	8-0-10 50% slow release	4.0 lbs N/1000 SF	326 lbs	\$1,316.41
October	8-0-10 50% slow release	4.0 lbs N/1000 SF	326 lbs	\$1,316.41

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4Mg	4 - 6lbs per palm	805 lbs	\$2,668.22
May	8-2-12+4Mg	4 - 6lbs per palm	805 lbs	\$2,668.22
October	8-2-12+4Mg	4 - 6lbs per palm	805 lbs	\$2,668.22
November	8-2-12+4Mg	4 - 6lbs per palm	805 lbs	\$2,668.22

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.
April	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.
June	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.
October	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) 8,144.46
 \$ _____ yr.
 (if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
 18,709.00
 \$ _____ /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Washingtonia	29	2	\$94.50	\$10,962.00
Date Palms	19	2	\$94.50	\$7180.00
Reclinata	3	1	\$47.25	\$567.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4,606.72 / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) \$ 32,634.84 yr.

Freeze Protection (description of ability) _____
Mainscape will install hybrid freeze/rain sensors that will automatically shutoff the system once temperature reaches 37 degrees Fahrenheit.

\$ 126 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 105.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

See parts and repairs pricing slide in presentation. Irrigation repairs from the valve-out are included

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

998 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 68.80 /CY
(app. April) \$ 68,700.32 /installation

And

998 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 68.80 /CY
(app. October) \$ 68,700.32 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 137,400.00 / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.6 /annual

\$ 4,906.91 /rotation

\$ 19,627.65 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 591,893.95 / First Annual Renewal

SECOND ANNUAL RENEWAL	\$ <u>621,488.51</u> /yr.
THIRD ANNUAL RENEWAL	\$ <u>621,488.51</u> /yr.
FOURTH ANNUAL RENEWAL	\$ <u>621,488.51</u> /yr.

*Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.

Contractor/Firm Name Mainscape Inc.

Firm Address 13418 Britton Park Road

City/State/Zip Fishers, IN, 46038

Phone Number 800-841-0096 Fax Number _____

Name and Title of Representative Nathan Sorensen - Account Executive

(Please Print)

Representative's Signature 

Date 1/13/2026

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the second annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 513,588.44 yr.

- Storm Cleanup \$ 77/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
Mainscape will install hybrid freeze/rain sensors that will automatically shutoff the system once
tempatures reaches 37 degrees Farenheit. Cost below is per controller per install.

\$ 132/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 77/hr. for employee with hand-held hose

\$ 226/hr. for water truck/tanker

PART 2

65,081.91

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-4-10 (Pre M on soil test)	4.0 lbs N/1000 SF	3448.5 lbs	\$6,701.67
April	0-0-7	0	3448.5 lbs	\$5,386.10
April	21-0-0 water soluble + Pre M	0.5 lbs N/1000 SF	431 lbs	\$3,202.84
June	21-0-0 50% slow release N	1.0 lbs N/1000	862.5 lbs	\$3,615.90
August	2 oz/3-5 gal. H2O/1000	0	3320 gallons	\$2,667.12
October	24-4-10 (Pre M on soil test)	4.0 lbs N/1000 SF	3448.5 lbs	\$5,204.94

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-4-10 (Pre M on soil test)	4.0 lbs N/1000 SF	2722.5 lbs	\$3,927.47
April	21-0-0 water soluble nitrogen	0.5 lbs N/1000 SF	340 lbs	\$2,528.04
May	21-0-0 50% plus Chinch	1.0 lbs N/1000 SF	680 lbs	\$6,214.23
July	2oz/3-5gal. H2O/1000	0	2615 gallons	\$2,106.64
August	21-0-0 50% slow release N	1.0 lbs N/1000 SF	680 lbs	\$2,854.14
October	4-4-10 with Pre M	4.0 lbs N/1000 SF	2722.5 lbs	\$5,319.61

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10 50% slow release	4.0 lbs N/1000 SF	326 lbs	\$1,382.23
June	8-0-10 50% slow release	4.0 lbs N/1000 SF	326 lbs	\$1,382.23
October	8-0-10 50% slow release	4.0 lbs N/1000 SF	326 lbs	\$1,382.23

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4Mg	4 - 6lbs per palm	805 lbs	\$2,801.63
May	8-2-12+4Mg	4 - 6lbs per palm	805 lbs	\$2,801.63
October	8-2-12+4Mg	4 - 6lbs per palm	805 lbs	\$2,801.63
November	8-2-12+4Mg	4 - 6lbs per palm	805 lbs	\$2,801.63

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.
April	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.
June	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.
October	Depends on Soil Sample	Will Test Soil as Needed	Depends on Soil Samp.	Depends on Soil Sa.

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 8,551.68
\$ _____ yr.
 (if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
 \$19,641.72
 \$ _____ / yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Washingtonia	29	2	\$99.20	\$11,507.20
Date Palms	19	2	\$99.20	\$7,539.20
Reclinata	3	1	\$49.61	\$595.32

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4,837.05 / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) \$ 34,266.48 yr.

Freeze Protection (description of ability) _____
Mainscape will install hybrid freeze/rain sensors that will automatically shutoff the system once temperature reaches 37 degrees Farenheit.

\$ 132 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 110 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

See part and repairs slide in presentation. Irrigation repairs from the valve-out are included

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

998 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 72.24 /CY
(app. October) \$ 72,095.52 /installation

And

998 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 72.24 /CY
(app. April) \$ 72,095.52 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 144,191.04 / yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.7 /annual

\$ 5152.24 /rotation

\$ 20,608.96 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4- This is what contract will be written for)

\$ 621,488.51 / Second Annual Renewal

THIRD ANNUAL RENEWAL	\$ <u>621,488.51</u> /yr.
FOURTH ANNUAL RENEWAL	\$ <u>621,488.51</u> /yr.

***Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.**

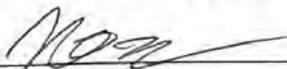
Contractor/Firm Name Mainscape Inc.

Firm Address 13418 Britton Park Road

City/State/Zip Fishers, IN, 46038

Phone Number 800-841-0096 Fax Number _____

Name and Title of Representative Nathan Sorensen - Account Executive
(Please Print)

Representative's Signature 

Date 1/13/2026

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	5,722.79	
	\$ _____	/ event
Pond bank mowing, including line-trimming to water's edge:	2,037.97	
	\$ _____	/ event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	12,501.39	
	\$ _____	/ event
Tree Lifting:	Included in pruning	
	\$ _____	/ event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	7675.00	
	\$ _____	/ event

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$ <u>70.00</u> Hour
B.	Bush-Hog w/operator	\$ <u>143.00</u> Hour
C.	Tractor w/operator	\$ <u>107.00</u> Hour
D.	Supervisor with Transportation	\$ <u>125.00</u> Hour
E.	Laborer with hand equipment	\$ <u>70.00</u> Hour
F.	Truck w/driver	\$ <u>70.00</u> Hour
G.	Irrigation Tech	\$ <u>85.00</u> Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$ <u>88.00</u> Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$ <u>88.00</u> Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$ <u>88.00</u> Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$ <u>88.00</u> Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$ <u>88.00</u> Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$ <u>88.00</u> Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>70.00</u> Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>7760.76</u> Per Mow

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

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:

Chain saw w/Operator	\$ 95.00	
		_____ per Hour
Debris Removal	\$ 70.00	
		_____ per Hour
	\$ _____	_____ per Hour

- B. Debris removal equipment unit costs:

Skid loader w/Operator	\$ 160.00	
		_____ per Hour
Large Dump Truck w/Oper.	\$ 160.00	
		_____ per Hour
Grapple Truck w/Oper.	\$ 428.00	
		_____ per Hour

- C. Other emergency/disaster related unit costs:

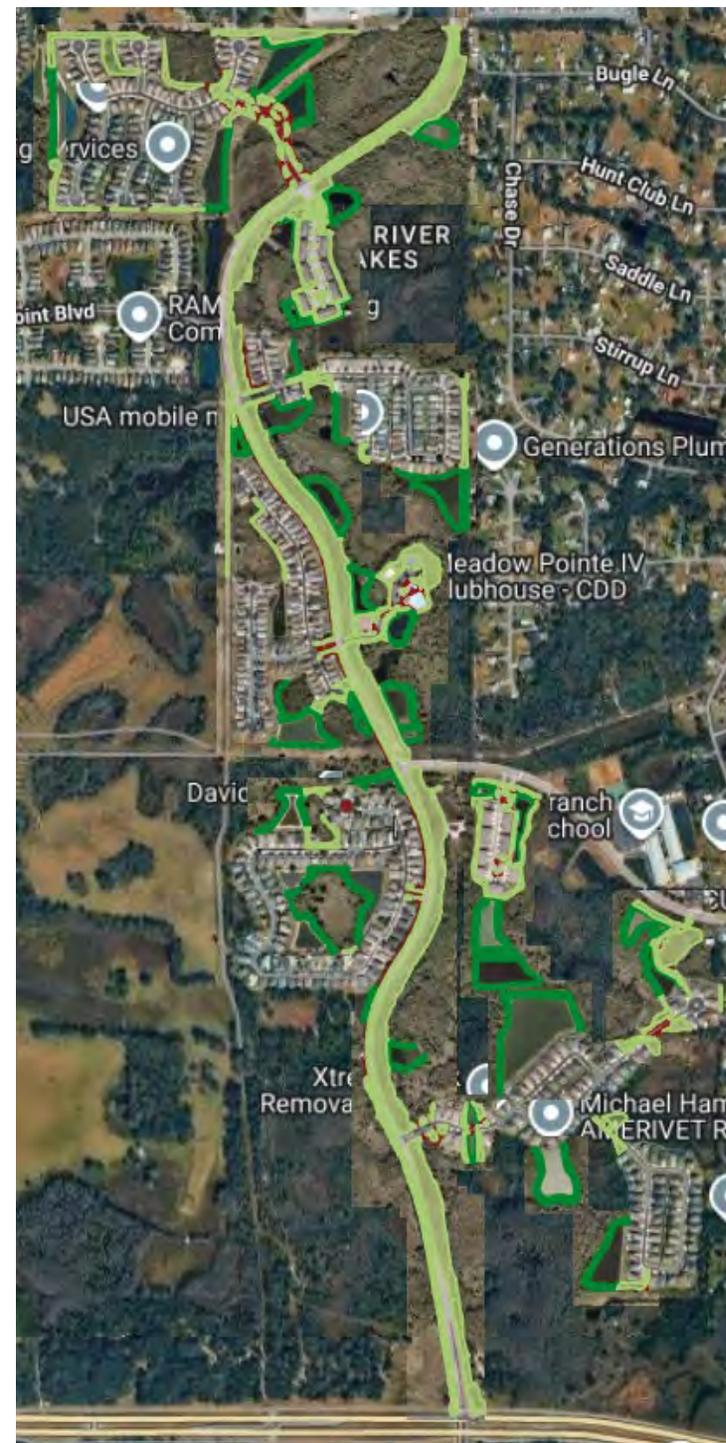
	\$ _____	
		_____ per Hour
	\$ _____	
		_____ per Hour
	\$ _____	
		_____ per Hour

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.

WE ARE _____
MAINSCAPE®

Meadow Pointe IV CCD Landscape Partnership

While our business is **creating great landscape experiences**, the most important things we grow, nurture and maintain are partnerships—with both customers and employees.



Turf		2,315,257.1 sf
Mulch Beds		287,529 sf
Rock Beds		1,592.4 sf
Lake Banks		847,243.3 sf

Satellite and on-foot measurements provide confidence in Mainscape's ability to provide an incredible product.

Your dedicated escalation point and manager

Hiliodoro “Junior” Estrada



Branch Manager FCLMT, OSHA30, GI-BMP

- Joined Mainscape in 2021 with 13 yrs of industry experience
- Collaborative & creative partner
- Builds relationships based on trust

Born & raised in Polk County Adores his wife On a personal note: & child Enjoys fishing & hunting

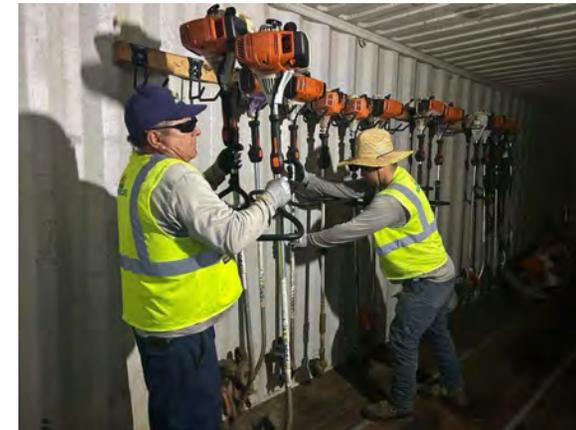
Service Team and Equipment

Service Equipment

- Multiple mowers consisting of sizes from 52 to 104 inch mowers
- Various 2-cycle equipment
- Agronomy Truck, sprayers, and applicators
- Irrigation Truck
- Maintenance Truck/Trailer

On-Site Personnel:

- Branch Manger – 1
- Irrigation Tech. – 2
- Mow Crew – 5
- Prune/Detail Crew – 4
- Weed Crew – 2
- Agronomy Tech. - 1



The service matrix below outlines Mainscape’s approach to servicing Meadow Pointe IV CDD

Service Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Mowing			2	4	5	4	4	5	4	3			31
Bi-Weekly Mowing	2	2	1							1	2	2	10
Bahia App. March			1										1
Bahia App. April Pre-M				1									1
Bahia App. April				1									1
Bahia App. June						1							1
Bahia App. August								1					1
Bahia App. October										1			1
St. Augustine App. February		1											1
St. Augustine App. April				1									1
St. Augustine App. May					1								1
St. Augustine App. July						1							1
St. Augustine App. August								1					1
St. Augustine App. October										1			1
Ornamental Ferts.			1			1				1			3
Palm Ferts.			1		1					1	1		4
Pest Control	1		1		1		1		1		1		6
Pruning	1		1	1	1	1	1	1	1	1		1	10
Palm Tree Trimming						1				1			2
Weeding	1	1	1	1	1	1	1	1	1	1	1	1	12
Irrigation Wet-Checks/Repairs	1	1	1	1	1	1	1	1	1	1	1	1	12
* ALL SCHEDULES ARE SUBJECT TO CHANGE *													

Our Start it Right Plan - Once Mainscape is selected as a partner, the following actions will be executed.

- 1) Mainscape leaders to meet with facilities and community leadership to review our approach for servicing the community.. Proper introductions to escalation and on-site main points of contact will be made as well.
- 2) Strategize proper timelines in preparation of start date and prioritize any immediate concerns.
- 3) Set weekly or bi-weekly meetings with management/community leaders and Mainscape Operations manager to discuss what's working and what needs to be adjusted. Weekly meetings to take place for first 90 days.
- 4) Post 90-days, operations have stabilized, and a new cadence of operational meetings can be set if desired. Future meetings will include review of performance and discussions for new landscape enhancements.

Service Description	Cost per Service	Quantity	Total Annual Cost
Mowing Weekly	\$7,760.76	31	\$240,583.56
Bi-Weekly Mowing	\$7,760.76	10	\$77,607.60
Bahia App. March	\$6,078.61	1	\$6,078.61
Bahia App. April Pre-M	\$4,885.35	1	\$4,885.35
Bahia App. April	\$2,905.07	1	\$2,905.07
Bahia App. June	\$3,279.72	1	\$3,279.72
Bahia App. August	\$2,419.15	1	\$2,419.15
Bahia App. October	\$4,721.04	1	\$4,721.04
St. Augustine App. February	\$3,562.33	1	\$3,562.33
St. Augustine App. April	\$2,293.01	1	\$2,293.01
St. Augustine App. May	\$5,636.49	1	\$5,636.49
St. Augustine App. July	\$1,910.78	1	\$1,910.78
St. Augustine App. August	\$2,588.79	1	\$2,588.79
St. Augustine App. October	\$4,825.05	1	\$4,825.05
Ornamental Ferts.	\$1,253.73	3	\$3,761.19
Palm Ferts.	\$2,541.16	4	\$10,164.64
Pest Control	\$1,292.77	6	\$7,756.62
Pruning	\$8,859.02	10	\$88,590.20
Palm Tree Trimming	\$7,675.00	2	\$15,350.00
Weeding	\$3,642.37	12	\$43,708.44
Irrigation Wet-Checks	\$1,408.45	12	\$16,901.40
Irrigation Parts Included	\$1,181.62	12	\$14,179.44

Visits:

Mowing – Weekly

Detail/Prun – Weekly

Irrigation – Weekly

Agronomy – Bi-Weekly

Mulch – 998 Cubic yards. 287,529 sqft of bedspace. Assuming 25% of bedspace is covered by plant material, 215,646 sqft of bedspace requires mulch. At 1.5 inch depth, installed twice per year to have 3” depth, 998 cubic yards are required.

Irrigations repairs (from the valve out) will be included “in-contract”. Additional common “large” repairs are detailed below and will be proposed for approval prior to service.

- 1) 3"-4" mainline repairs are first marked and call-located through 811. Most lines are carefully dug by hand to prevent any damage to cable, gas, electrical lines etc. We use mechanical joints on most repairs to provide extra hold and strength to repair joint. Average cost of this repair is \$1800- \$2500.
- 2) Valve replacements: we use the high-quality solenoid valves with self-cleaning ability. Once installed, we use large valve boxes to better protect the valve area and provide quicker access for servicing. Average cost range \$1000-\$1500.
- 3) Pump repair/diagnostic: Mainscape performs an initial diagnostic on all pumps that are having issues. If something major is determined- like inside the well, one of our subcontractors will be called to finish the job because they will have the specialized equipment necessary. Most general issues Mainscape can resolve. Average cost is \$1000-\$1500.
- 4) Conventional wire and two-wire systems that develop issues are tracked and located electronically to determine causal issue. Average diagnostic cost is \$500-\$800. Further cost will be incurred to resolve issue depending upon how complex. Average additional cost range \$1000-\$1500.
- 5) Controller diagnostic and/or replacement. General diagnostic cost \$300-\$500. Replacement depends upon what type of controller is needed. Generally range from \$1500-\$2500.

Other CDDs Mainscape has provided landscape maintenance services:

- 1) Meadow Pointe II CDD: Serviced from 2020 - 2023 (3-year contract). No longer serviced.
- 2) Lake St. Charles CDD: Serviced from 2021 - 2023 (2-yr contract). No longer serviced.
- 3) Oaks of Shady Creek: Serviced from 2021 – continuous (multiple renewals). Currently servicing.

Mainscape acknowledges Addendum No. 1 receive Jan. 6th, 2025.

Mainscape shall submit a fertilizer label to Landscape Specialist for approval prior to application. Fertilization needs and formulation may need to be adjusted from soil sample analysis once reviewed and approved by CDD board.

The dedicated escalation point, Junior Estrada, will attend the monthly meetings of the CDD.

Certifications

Maria Muhlhahn – FCLMT, ISA Certified Arborist, Florida Certified Nursery Professional, Landscape Palm Management, FCHP, FCLT, FCLIST, ISA Tree Risk Assessment Qualification

Junior Estrada – FCLMT, OSHA30, GI-BMP

Steve Alicky – Certified Pest Control Operation, Cert#: JF160858

Larry Scales – Certified Irrigation Technician, Cert#: 110666

	<u>2024</u>	<u>2023</u>	<u>ASSETS</u>	<u>2024</u>	<u>2023</u>
Revenue	\$ 91,320,136	\$ 88,321,125			
Cost of Revenue	<u>(67,496,856)</u>	<u>(65,982,055)</u>	Current Assets		
Gross Margin	23,823,280	22,339,070	Accounts receivable, net	\$ 10,253,730	\$ 9,859,024
Gross Margin Percentage	<u>26.1 %</u>	<u>25.3 %</u>	Contract assets	1,034,270	1,256,595
Selling, General, and Administrative Expenses (Exhibit I)	<u>(19,132,120)</u>	<u>(18,080,701)</u>	Inventories	1,025,207	1,415,501
Operating Income	<u>4,691,160</u>	<u>4,258,369</u>	Prepaid expenses and other current assets	525,150	406,424
Other Income (Expense)			Employee receivables	13,571	9,982
Interest expense	(1,316,465)	(1,301,904)	Other receivables	122,488	-
Other income	<u>3,333</u>	<u>3,006</u>	Note receivable	-	175,000
Total other expense, net	<u>(1,313,132)</u>	<u>(1,298,898)</u>	Total current assets	<u>12,974,416</u>	<u>13,122,526</u>
Net Income	<u>\$ 3,378,028</u>	<u>\$ 2,959,471</u>	Property and Equipment		
			Furniture and fixtures	181,820	177,863
			Machinery and equipment	18,355,378	17,134,787
			Vehicles	25,674,721	25,107,732
			IT equipment	184,627	184,451
			Leasehold improvements	<u>2,370,529</u>	<u>2,546,852</u>
			Accumulated depreciation	(33,520,512)	(31,079,123)
			Net property and equipment	<u>13,246,563</u>	<u>14,072,562</u>
			Other Assets		
			Cash surrender value of life insurance	936,934	633,686

MAINSCAPE, INC.
Schedules of Key Performance Indicators
For the Nine Years Ended December 31

Exhibit II

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
1 Revenue	<u>\$ 91,320,136</u>	<u>\$ 88,321,125</u>	<u>\$ 82,246,750</u>	<u>\$ 74,240,291</u>	<u>\$ 65,398,848</u>	<u>\$ 74,111,097</u>	<u>\$ 72,887,686</u>	<u>\$ 75,148,598</u>	<u>\$ 74,019,569</u>
2 Percentage Increase (Decrease) in Revenue	<u>3.4%</u>	<u>7.4%</u>	<u>10.8%</u>	<u>13.5%</u>	<u>-11.8%</u>	<u>1.7%</u>	<u>-3.0%</u>	<u>1.5%</u>	<u>3.5%</u>
3 Operating Income	<u>\$ 4,691,160</u>	<u>\$ 4,258,369</u>	<u>\$ 3,102,973</u>	<u>\$ 2,334,009</u>	<u>\$ 2,842,692</u>	<u>\$ 4,895,553</u>	<u>\$ 4,882,648</u>	<u>\$ 2,538,401</u>	<u>\$ 7,417,253</u>
a. Without Settlement Expense (Recovery)	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$ 4,505,553</u>	<u>\$ 4,909,624</u>	<u>\$ 4,362,190</u>	<u>n/a</u>
b. Without Life Insurance Proceeds	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$ 4,404,338</u>
4 Net Income	<u>\$ 3,378,028</u>	<u>\$ 2,959,471</u>	<u>\$ 2,381,661</u>	<u>\$ 1,526,887</u>	<u>\$ 1,988,573</u>	<u>\$ 3,795,505</u>	<u>\$ 3,735,443</u>	<u>\$ 1,372,225</u>	<u>\$ 6,383,215</u>
5 Working Capital (Deficit)	<u>\$ 80,104</u>	<u>\$ (336,144)</u>	<u>\$ (2,184,319)</u>	<u>\$ (3,053,509)</u>	<u>\$ 1,904,412</u>	<u>\$ 221,729</u>	<u>\$ (1,131,501)</u>	<u>\$ (372,980)</u>	<u>\$ (1,939,136)</u>
6 Current Ratio	<u>1.01 to 1</u>	<u>0.98 to 1</u>	<u>0.86 to 1</u>	<u>0.80 to 1</u>	<u>1.24 to 1</u>	<u>1.02 to 1</u>	<u>0.92 to 1</u>	<u>0.97 to 1</u>	<u>0.85 to 1</u>
7 Debt to Equity, Excluding Treasury Stock	<u>1.02 to 1</u>	<u>1.28 to 1</u>	<u>1.51 to 1</u>	<u>1.76 to 1</u>	<u>1.25 to 1</u>	<u>1.51 to 1</u>	<u>2.05 to 1</u>	<u>2.76 to 1</u>	<u>2.39 to 1</u>
8 Fixed Charge Coverage Ratio	<u>1.41 to 1</u>	<u>1.47 to 1</u>	<u>1.20 to 1</u>	<u>1.22 to 1</u>	<u>1.62 to 1</u>	<u>1.51 to 1</u>	<u>1.30 to 1</u>	<u>1.32 to 1</u>	<u>1.23 to 1</u>
9 Senior Funded Debt to EBITDA Ratio	<u>1.65 to 1</u>	<u>1.98 to 1</u>	<u>2.30 to 1</u>	<u>2.50 to 1</u>	<u>1.34 to 1</u>	<u>1.40 to 1</u>	<u>1.46 to 1</u>	<u>1.57 to 1</u>	<u>1.12 to 1</u>

Bank requirement
Minimum of 1.20 to 1.00

Maximum of 2.50 to 1.00

MEADOW POINT IV LANDSCAPE NARRATIVE

I. LAWN CUTTING, EDGING AND STRING TRIMMING

Mowing shall be performed to provide uniform turf texture and appearance. Where possible, mowing patterns may be rotated to minimize scalping, rutting by mower wheels and soil compaction.

- A. **Frequency:** Mowing will occur based on the frequencies of the contract. A service matrix will be provided upon request. The Customer may request additional cuts, a separate proposal will be provided at the time service is requested.
- B. **Height of cut (HOC):** Mowing height will be dictated by turf variety, season and environmental conditions. A HOC of 4 to 4.5 inches is recommended for St. Augustine.
- C. **Hard Surface Edging:** All hard surfaces shall be edged at every mowing to provide a sharp appearance where turf meets paved areas.
- D. **Bed Edging:** Edging of soft bed edges will occur every other mowing or depending on growing conditions and seasonality to avoid expanding bed edges.
 - 1. Planting beds with rock mulch or a structural edging material (ie: pavers, curbing, blocks, vinyl edging, etc.) will not be edged due to safety concerns and/or potential for damage to personal property.
 - 2. Alternative methods such as chemical edging may be used.
- E. **Line Trimming:** Line trimming around mailboxes, trees and other structures will occur during each mowing to ensure property is well groomed. Lake banks edges are subject to an alternative schedule based on lake levels, safety, accessibility and best management practices and/or at frequencies specified in the contract.
- F. **Access:** In order to gain access to an area with a riding mower Mainscape requires a minimum of a 42"- or larger opening and a slope of no greater than 4:1. All other areas will be string trimmed by hand unless noted otherwise. No push mowing is included unless specifically identified and requested.
 - 1. Changes made that limit access after start date of the contract may cause an additional service charge (ie, fences, lanais, pools, additional landscape beds, buffers, etc.)
- G. **Damage:** Damage caused by maintenance activities where turf abuts an appurtenance or structure such as mailbox posts, landscape lighting fixtures, pots, garden hoses, fences, screening, backflows or other objects outside mulched beds may be un-avoidable and will not be Mainscape's responsibility.
- H. **Blowing:** All sidewalks, driveways and roadways will be blown off on the date of each service visit, weather permitting.

- I. **Trash Removal:** Litter will be removed from lawn areas each mowing visit to ensure trash is not shredded by equipment blades. All litter removed will be disposed of offsite.
- J. **Vegetation debris pick up:** This service, as a courtesy, may be performed once per week typically on your mowing service days. This includes vegetation that is at the curb within a reasonable amount. A reasonable amount is defined as the following:
1. Naturally occurring horticultural debris not related to a billable storm event.
 2. Debris in planting beds will typically be removed during scheduled pruning service.
 3. No piles larger than 2' x 3' (One cubic yard).
 4. All bundles need to be placed within 2' of the curb.
 5. Any limbs larger than 2" caliber will not be included in complimentary service and other arrangements will need to be made if outside those parameters.
 6. Any vegetation debris or any debris of any kind will not be picked up if placed in plastic bag.
 7. These piles must be neatly bundled and easy for our team to lift up into our trucks for disposal.
 8. Palm fronds must be neatly stacked in the same direction.
 9. If a resident has contracted their own services, their vendor is responsible for their own debris removal, should that be yard waste or debris of any variety. It is the resident who hires outside contractors therefore the resident is who has the responsibility to have vegetation debris removed.
 10. If a resident is doing outside work and it creates yard debris, they may contact Mainscape to gain pricing on removal prior to the work being done.
 11. Please Refer to your waste management services for further guidelines for vegetation debris pick up that is typically provided within your waste management services for your community.
- K. **Leaf Management Services:** Seasonal leaf drop in Florida in the winter months. Leaf mulching has been proven to be beneficial to soil and turf health. Leaves in turf areas will be mulched with mulching mowers during contractual mowing. Leaves on hard surfaces will be blown into turf areas after each mowing and mulched the following mow cycle.
1. Leaf collection and/or removal is not included unless otherwise specified.
 2. Excessive leaf buildup in landscape beds will be addressed through a proposal to the client.
 3. Leaves collected by homeowners or property owners will be removed following Mainscape's "**Vegetation debris pick up**" specifications.
Biodegradable yard waste bags (not plastic bags) may be used.

II. BED CARE

- A. **Trimming and Pruning:** Trimming and pruning shall be performed to contracted frequency to promote plant health, proper growth and an overall neat appearance.
1. Shrubs:

- a. Maintained height and shape of plant species will be determined based on functional purpose (i.e. erosion control, privacy, screening, noise abatement, etc.), aspect to structures and homes, and relation to other species in the landscape design as they vary throughout the property. All shrub species may not be trimmed every pruning rotation.
- b. Pruning includes, but is not limited to the removal of dead, damaged or diseased vegetation except as caused by epidemic outbreaks of diseases or plant disorders. When diseased vegetation is removed, the pruning cuts shall be made several inches into the healthy plant tissue to promote new growth. All trimming and pruning shall be subject to applicable State and Federal regulations and American National Standards Institute (ANSI) standards.
- c. Pruning practices will be consistent throughout the community. Custom pruning requests by individual homeowners are not part of this scope as they are too difficult to manage in a production landscape service.
- d. We reserve the right to utilize Flower Enhancement applications to help promote healthier plants and keeping the overall appearance trimmed for longer periods of time. This may be in lieu or in concurrent with pruning services to help maximize time and labor hours. The products do come with a cost and that will be managed within your pruning occurrences itemized on your contract.

2. Trees:

Pruning includes maintenance of tree canopies for clearance up to 7 feet on sidewalks and up to 10 feet on driveways and roadways. Proposals will be provided for services above and beyond these specifications upon request.

3. Palms:

- a. Dead palm fronds (based on University of Florida's recommendation of 100% browning) shall be removed during regular pruning rotations up to an approximate height of 12 feet. This is not to take the place of recommend routine annual or semi-annual palm pruning.
- b. Fronds removed before they are completely brown may induce nutritional deficiencies, diminish the health of palms over time and increase susceptibility to disease and/or insect infestation. Palms that decline as a result of removing live fronds are not Mainscape's responsibility.
- c. Mainscape will make our best effort to avoid pruning of palms with symptoms of diseases such as; Lethal Bronzing or Fusarium wilt to prevent transmission of these un-curable diseases.

4. Hedges:
Hedges up to eight 8 feet are included in routine maintenance services at contracted frequencies. Proposals will be provided for trimming hedges above 8 feet tall upon request.

B. Weed Management in Planting Beds and on Impervious Surfaces:

1. Large weeds in planting beds will removed by hand in addition to treating small weeds at contracted frequencies to maintain a neat appearance.
2. Driveways, sidewalks, curbs and other hard surface areas will be treated at contracted frequencies to provide a neat appearance. This excludes lanais, screened enclosures, etc.

C. Exclusions:

1. Excessive weeds due to improper mulching (mulch base less than two inches in depth) will not be Mainscape's responsibility.
2. Trimming of hedges above 8-foot height without separate proposal approved by the Customer.
3. Palms that are perceived to have become diseased through transmission on pruning tools.

III. LAWN TREATMENT PROGRAM

The lawn treatment program will consist of nutrient applications with spot treatment of weeds at contracted frequencies.

A. Nutrient Applications

1. Nutrients utilized in this program are custom blended with essential plant nutrients in formulations designed specifically for the needs of the turf and the unique soil texture and chemistry inherent to the property.
2. Lawn nutrient programs shall comply with the single application and maximum annual rates of nitrogen and phosphorus specified in the Urban Turf Rule 5E-1.003 of the Florida Administrative Code.
3. In municipalities with fertilizer ordinances, the most restrictive regulations shall prevail and serve as a guide for nutrient selection, application rates and timing.
4. Mainscape employs methodologies consistent with "Florida Friendly Best Management Practices for the Protection of Water Resources by the Green Industries" (BMPs) and ensures that each lawn technician is BMP certified and licensed through the Florida Department of Agriculture & Consumer Services(FDACS).

B. Turf Weed Management

Spot treatment of broadleaf weeds and sedges will occur concomitantly with each turf nutrient application and as part of the Integrated Pest Management (IPM) program outlined below to keep turf weed populations to a minimum.

C. Turf Pre-emergent – (Optional – IF included in Contract Scope for the Lump Sum Fee):

1. Turf pre-emergent applications won't address existing grassy weeds. It can delay the spread of existing targeted populations (crabgrass, tropical signal grass, dove weed, etc) and help prevent future germinations.
2. Environment conditions such as rainfall, irrigation, sun, shade, and soil disruption will affect the efficacy of the pre-emergent treatment.

D. Turf Pest Management

1. A blanket treatment to prevent chinch bugs and grubs will be included in the Late Spring nutrient application.
2. Scouting and spot treatment of insect pests and turf diseases will be performed under the IPM program outlined below.

E. Exclusions:

1. Due to the unavailability or restricted use of post emergent products labeled for grassy weeds in St. Augustine turf (ex: crabgrass, bermudagrass, torpedograss, etc.) the control of grassy weed species in St. Augustine is excluded from this contract. The only remedy for removing encroaching grassy weeds in St. Augustine turf is to eradicate them with non-selective herbicide, remove and re-sod. This service is not included in the contract. Proposal(s) will be provided upon request.
2. Eradication of weeds where there is no uniform stand of desirable turf and treating weeds would result in bare areas prone to erosion.
3. The encroachment of uncontrollable weeds into desirable turf is common and inevitable to some degree, and if not addressed will spread. Replacement of turf where this occurs is not Mainscape's responsibility. Not responsible for the spread of these invasive turf weeds.
4. Nutrient deficiencies that require additional treatment beyond the contracted service to achieve acceptable turf quality will be proposed separately.
5. If Proper irrigation is not provided or available for any reason (ie. water restrictions, failure to maintain irrigation system to industry standards, not following Mainscape recommendations/proposals, shut off of water source, etc.) turf health will be effected and may experience insect and disease outbreaks. Mainscape is not liable for turf conditions or damages related to any water challenges.

IV. **ORNAMENTAL & NON-NATIVE PALM NUTRIENT PROGRAM**

Nutrient applications to ornamental trees, shrubs and non-native palms will be performed to contract frequencies with custom blends of essential plant nutrients. Formulations are designed to meet nutritional needs based on the landscape plant palette and the unique soil texture and chemistry inherent to the property.

- A. **Ornamental Trees and Shrubs:** A complete nutrient package including magnesium and micronutrients are included in each application throughout the year. Transplanted trees less than 3 years old will be included in the standard program. Mature trees typically do not need additional fertilization and are not included in this program.
- B. **Non-native palms:** Palms need nutrients in specific ratios and will be fertilized with a customized nutrient blend with micronutrients specially formulated for palms by University of Florida researchers. Palm nutrient applications will occur concomitantly with ornamental shrubs and small trees as specified in the contract.
- C. Deviation from the standard nutrient programs will be based on symptoms of nutrient deficiencies and/or soil and plant tissue analysis, and as recommended by Mainscape's Agronomy team.
- D. Mainscape employs methodologies consistent with "Florida Friendly Best Management Practices for the Protection of Water Resources by the Green Industries" (BMPs) and ensures that each technician is BMP certified and licensed through the Florida Department of Agriculture & Consumer Services (FDACS).
- E. In counties and municipalities with fertilizer ordinances, the most restrictive regulations shall prevail and serve as a guide for nutrient selection, application rates and timing.
- F. **Exclusions:**
 - 1. Treatment of nutrient deficiencies that occur on a widespread basis that require significant additional time and product above and beyond what is required to complete the contracted number of nutrient applications.
 - 2. Palm trunk injection for correction of extreme nutrient deficiencies.

V. **INTEGRATED PEST MANAGEMENT (IPM)**

Mainscape utilizes an IPM approach in the management of plant diseases, insect pests and weeds. The IPM program includes treatment of plant pests, diseases and turf weeds for which there are known effective products available and labeled for the specific site and intended target pests, diseases or weeds.

Mainscape will scout the property and spot treat insect pests and diseases in turf and ornamental plantings when they exceed treatment thresholds (treatment is needed to prevent negative impact to plant health and/or aesthetics) through multiple site visits. IPM personnel are onsite on a regular basis to address CSRs

Preventive applications may be performed on certain plant species when outbreaks are forecasted based on weather conditions and historical pest data. Mainscape's environmentally sensitive IPM program is based on the following key elements:

A. Principles of IPM:

1. Prevention: Identifying conditions that are conducive to pest, disease and weed outbreaks and spread in as much as possible.
2. Cultural: Employment of sound horticultural practices and agronomic programs to optimize plant health and tolerance of stress from adverse environmental conditions and plant maladies.
3. Scouting: Inspecting the property for signs of disease, insect infestation and nutritional disorders.
4. Identification: IPM personnel are trained in the diagnosis of plant problems so the appropriate remedial measures can be taken.
5. Program Implementation: Mainscape carefully selects products and application techniques to manage plant problems that are effective and have the least risk to humans and the environment.
6. Follow up: IPM personnel follow up on the progress of treatment plans and perform repeat applications when necessary.

B. Fire Ants: Spot treatment is the method that is included in the IPM program. This is a reactive method. If populations become high, then a preventative blanket treatment will be recommended and proposed. These applications typically provide suppression of fire ants for up to 3 months.

C. IPM Exclusions:

1. Palm bud and root drenching and trunk injections for specific insect, disease and nutritional problems.
2. Treatment of widespread and uncommon insect pests/diseases (ie. spiraling whitefly, palmetto weevil, sugarcane mosaic virus, take all root rot, and/or diseases occurring throughout property above and beyond what would be considered typical for the standard program described above). Proposals for these services will be provided if and when the need is identified.
3. Invasive exotic or other insect pests and/or diseases that have a sudden and unexpected increase in occurrence, expand their host range, virulence or fecundity due to irregular weather patterns, environmental conditions or other unknown causes. Proposals for these services will be provided if and when the need is identified.

4. Pests, diseases or weeds for which there are no known remedies or for which there are no effective products labeled for the specific site and intended target pests, diseases or weeds.
5. Millipedes, roaches, white-footed ants, mold and other structural or nuisance pests that are not under the Lawn & Ornamental pest control license.

VI. IRRIGATION MANAGEMENT

A. Irrigation System Maintenance: Mainscape shall perform maintenance (see contract for frequency) of the irrigation system consisting of the following service specifications:

1. Activate and inspect irrigation zones of the existing system. During drier times of year or periods of drought, routine inspections may be performed visually instead of activating irrigation zones in order to quickly identify high priority areas where turf and shrubs may be exhibiting signs of drought stress due to irrigation system deficiencies.
2. Visually inspect irrigated areas for obvious underground leaks.
3. Adjust sprinkler head nozzles where needed.
4. Inspect for sprinklers that may be damaged or in need of repair.
5. Adjust controller to the watering needs as dictated by environmental conditions at the time of inspection. Should further adjustments be needed, a proposal will be provided.
6. Rain sensors less than 6' off the ground will be inspected monthly. Rain Sensors between 6' and 10' off the ground will be inspected annually. Mainscape shall not be responsible for the verification or performance of rain sensors 10' off the ground or taller.
7. Report recommendations to improve/enhance the effectiveness of the irrigation system to the Customer.

B. Emergency Service Calls: Emergency service calls are defined as irrigation issues that cause water to run constantly outside of our regular business hours (Monday thru Friday; 8:00am-4:00pm), weekends and Mainscape recognized holidays. The emergency service call is billed at \$250. In this instance a technician will be dispatched to shut water off or isolate the issue only. Troubleshooting and repair will be made during normal business hours unless otherwise specified by the customer request. Repairs requested outside of normal business hours will be billed at a rate of \$100 per hour plus materials.

C. Irrigation Services - Repair:

1. Repairs and adjustments to irrigation components located on the discharge side of the electric valve to the sprinkler that become necessary to insure

proper water coverage of the turf and landscape areas shall be performed at the time of inspection at a time and material rate unless otherwise specified. These repairs may include, but are not limited to installation and repair of risers, nozzles, sprinklers, rain sensors, etc.

2. Repairs from the point of connection through the electric valve will be proposed and performed upon acceptance unless otherwise directed by the Customer.
3. Damages that result due to Mainscape's negligence, (e.g., heads broken by mowers, pruners etc.) will be replaced at the expense of Mainscape.

D. Irrigation Services – Parts (Optional – IF included in Contract Scope for the Lump Sum Fee):

1. Routine repairs and adjustments shall be performed at the time of inspection as part of a lump sum fee. These repairs may include, but are not limited to installation and repair of nozzles, sprinklers, rain sensors (if applicable), etc.
2. Damages that result because of Mainscape's negligence, (e.g., heads broken by mowers, pruners etc.) will be replaced at the expense of Mainscape.
3. Mainline and mainline component repairs (such as isolation valves), pumps, backflows, filtration, controller repairs and replacements, rain sensors, soil moisture sensors, electric valves, decoders, wire, electrical troubleshooting, construction event damages and Acts of God are not included as part of the irrigation services – parts service and are therefore excluded unless otherwise specified. These items will be brought to the attention of the client and proposed as additional services.

E. Exclusions:

1. Mainline and mainline component repairs (such as isolation valves), pumps, backflows, filtration, controller repairs and replacements, rain sensors, soil moisture sensors, electric valves, decoders, wire, electrical troubleshooting, construction event damages and Acts of God are not included as part of the irrigation services are therefore excluded unless otherwise specified.
2. Mainscape shall not be responsible for the verification or performance of rain sensors 10' off the ground or more.
3. Mainscape shall not be held responsible for damage due to the improper installation or previous management of irrigation system by others.
4. Mainscape shall not be responsible for the maintenance and performance of pump stations, main line filters and back flow preventers without specific costs being included in the contract.
5. It is further understood that Mainscape is not liable for any damage of any kind whatsoever caused by the failure of the main irrigation water supply.

VII. DRAINAGE AND GRADING

- A. Responsibility for Drainage or grading is a homeowner responsibility for individual lots and a community responsibility if drainage or grading issues occur on common property.
- B. Drainage and Grading is a challenge that is constantly presented within the Florida landscape environment. The directing of water is a homeowner responsibility not provided within our scope of this contract.
- C. Mainscape is not responsible for grading or drainage on any portion of your property. Our responsibility lies with identification of the challenge and a possible solution that will be provided with a proposal. We would most likely recommend most of these challenges either by proposing a solution or providing a recommendation to a company that specializes in drainage/grading.

VIII. WARRANTY OF LANDSCAPE PLANT MATERIAL

Turf, shrubs or small trees that die from negligence while under Mainscape's nutrient, IPM and irrigation management programs outlined above will be replaced with reasonably available like plant material.

- A. Warranty of plant material is contingent upon Mainscape's exclusive management of the lawn nutrient program, ornamental & non-native palm program, IPM program, and irrigation management programs as outlined above. Recommendations pertaining to these programs must be adhered to in order for this warranty to remain valid.
- B. **Annual Flowers:** Annual plantings installed by Mainscape are under warranty for 1 month. If less than 50% of plants in a particular bed are in decline, declining plants will be replaced to replenish the planting bed to showcase appearance. If more than 50% of the plants are in decline in a particular bed, all plants within the planting bed will be removed and replaced.
- C. **Exclusions:**
 - 1. Pre-existing conditions – Plant problems that were present before Mainscape began landscape management services on the property.
 - 2. Decline and/or death of plant material from pests or diseases for which there are no known curative remedies including, but not limited to stem cankers, vascular wilts, root rots, palm diseases, palm weevils and stem galls.
 - 3. Decline and/or death of plant material from pests or diseases for which there are no products labeled for the specific site use, plant species and/or causal pest or disease. This includes replacement of St. Augustine turf in areas of grassy weed encroachment.
 - 4. Decline and/or death of ornamental plants, trees and palms caused by deep planting or accumulation of mulch around plant bases prior to Mainscape's start of management services on property.

5. Decline and/or Death of palms from bud rots, ganoderma, vascular wilts, phytoplasma diseases, or lightning strikes.
6. Plant decline and/or death due to age of plants beyond their expected life span depending on species, maintenance practices and site conditions.
7. Decline and/or death of turf and/or plants caused by “widespread and uncommon infestations” as described in item V(D)(2) of this specification for which recommended treatment proposals were submitted by Mainscape and declined by the Customer or not accepted in time to mitigate the problem effectively.
8. Plant decline and/or death from adverse site or environmental conditions including, but not limited to soil contamination, poor site drainage, heavy pedestrian, equipment or vehicular traffic, severe slope, soil compaction and acts of God.
9. Plant decline and/or death from wildlife feeding, digging, rooting and/or trampling.
10. It is further understood that Mainscape is not liable for any damage of any kind whatsoever caused by the failure of the main irrigation water supply, water pressure or to water restrictions imposed by a statutory or similar authority, or parts of the irrigation system not maintained by Mainscape including, but not limited to pumps, backflow preventers, valves, controllers, central control, etc.
11. Plant decline and/or death resulting from irrigation deficiencies not covered in the contract, or for which proposals were submitted by Mainscape and declined by the Customer or not accepted in time to mitigate the problem effectively.
12. Plant decline caused by adverse growing conditions resulting from State, County, municipal or Water Management District watering restrictions.
13. Plant decline and/or death caused by improper installation or previous management of irrigation system by others.
14. Plant decline and/or death caused by any condition beyond the control of Mainscape or outside of the contracted scope of services.

IX. DAMAGES

It shall be Mainscape’s responsibility to repair or replace any landscaping or property that is damaged due to the lack of proper maintenance or negligence by Mainscape. The materials and labor will be supplied at Mainscape’s expense.

A. Exclusions

1. Damage caused by line trimming where turf abuts an appurtenance or structure such as mailbox posts, landscape lighting fixtures, pots, garden hoses, fences, screening, holiday or yard decorations and gutter downspouts

other objects outside mulched beds may be unavoidable and will not be Mainscape's responsibility. Additionally, Mainscape reserves the right to withhold service in areas of the property where aforementioned items may interfere with maintenance services.

2. Damage to landscape bed curbing, edging and barriers may be unavoidable and will not be Mainscape's responsibility.
3. Damage caused by acts of God, unusual weather conditions, vandalism, other contractors, or municipal worker damage will not be Mainscape's responsibility. Proposals for repair or replacement of such damages will be provided upon request.

X. **SAFETY**

- A. Mainscape shall comply with applicable Federal, State and Local Laws, Ordinances and Codes regarding safety.

XI. **COMMUNICATION**

- A. A Mainscape Supervisor shall be designated as the point of contact to engage in ongoing communication with and keep the customer informed of all activities on property. A secondary contact person shall be made available whom the customer may contact in the event the designated Mainscape Supervisor cannot be reached.
- B. The Customer shall designate a single contact person and/or agent responsible for all communications of any kind with Mainscape.
- C. Mainscape shall be available for a site walk-through with the Customer on at least a monthly basis to discuss any maintenance concerns.
- D. Mainscape Supervisor can provide the Customer with approximate schedules of all routine maintenance services rendered.

XII. **GENERAL TERMS**

- A. **Uniforms:** Mainscape's employees shall wear company uniforms so they are easily identified as landscape professionals.
- B. **Vehicles:** All Mainscape trucks and trailers shall be identified by a company logo. Vehicles and trailers are to be parked in designated parking area(s) as directed by the Customer. These area(s) are recommended to alleviate any congestion and to assure a normal flow of traffic on roadways.
- C. **Supervision:** Qualified on-site supervision shall be provided at all times by crew leaders to ensure a high level of work quality and safety.
- D. **Work Hours:** Generally, work shall not begin on property before 7:00 am except in extenuating circumstances.

STORM RECOVERY

I. DEFINITION

For the purpose of this contract, “Storm” is defined as a weather event or act of God that causes damage.

Debris caused by such storms will be removed at an extra cost above the base landscape maintenance contract price and are addressed under this Storm Recovery Addendum.

II. SCOPE

- A. The scope of services for storm recovery shall apply to all areas in the landscape contract.
- B. Individual homeowner requests and proposals will be prioritized after initial storm recovery phases have been completed.
- C. Response to customer service requests may be delayed or suspended during storm recovery effort.
- D. The Customer shall indemnify, defend and hold Mainscape, its employees, officers, directors and affiliates harmless from and against any and all claims, damages, loss and expenses for property damage and/or bodily injury, including death, in connection with the storm recovery contract or project described herein.

III. PHASING RESPONSE

- A. **Preparation:** In the event of a forecasted hurricane, Mainscape will suspend all operation of irrigation equipment, pump stations, and secure controllers to avoid power surges and any catastrophic events should a mainline be broken by uprooted trees. These services are above and beyond the scope of the maintenance contract and will be billed on a time and materials basis.
- B. **Break Out:** Clearing of obstructive storm debris such as fallen trees and large limbs for the sole purpose of allowing access by emergency personnel. Areas will be cleared in the following order:
 - 1. Main roadways
 - 2. Secondary roadways
 - 3. Driveways
- C. **Debris Clean up and Removal:** Mainscape management will coordinate with the Customer to determine how storm debris will be addressed. The following options are available:
 - 1. Pick up and deposit at curbside within the community.

2. Pick up and deposit in a designated central location within the community.
3. Pick up and remove to an offsite location.
4. **Should Mainscape not receive clear direction from Customer, Mainscape will use it's discretion to manage debris and costs associated will be the responsibility of the customer.**
5. Small debris such as leaves will be mulched during mowing.

IV. FALLEN, LEANING OR DAMAGED TREES

- A. **Tree Damage Assessment:** An evaluation will be performed to determine whether trees affected by storms such as fallen, leaning or those with canopy damage may be potentially salvaged.
- B. **Tree Uprighting and Staking:** Within its capabilities, Mainscape will stand up and stake trees that are deemed potentially salvageable. The client is encouraged to have a tree company on hand to upright and stake large trees that are beyond Mainscape's capability due to size.
- C. **Agronomic Treatments:** Proposals for agronomic treatment programs will be presented for consideration to aid in the recovery of uprighted trees.
- D. **Tree Removal:** Within its capabilities, Mainscape will remove trees that cannot be recovered. The client is encouraged to have a tree company on hand to remove large trees that are beyond Mainscape's capability due to size.
- E. **Stump Grinding:** Proposals for stump grinding/removal will be provided upon request.

V. SHRUBS AND ORNAMENTAL TREES

Proposals for staking and/or replanting shrubs and ornamental trees not addressed in previous phases will be provided upon request.

VI. WARRANTY

Mainscape is unable to warranty or guarantee the success or survival of any trees or plants affected by the storm regardless of rendered assessment or treatment program performed to promote recovery.

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>MAINSCAPE, INC.</p> <p>2 Business name/disregarded entity name, if different from above.</p>	
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____</p> <p>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>	
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>13418 BRITTON PARK RD</p> <p>6 City, state, and ZIP code</p> <p>FISHERS, IN 46038</p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
or									
Employer identification number									
3	5	-	1	6	3	3	5	8	0

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person

Date **6/9/2025**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/25/2025

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

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

PRODUCER McGowan Insurance Group Inc 355 Indiana Avenue Suite 200 Indianapolis IN 46204		CONTACT NAME: Kathy Hoyer PHONE (A/C, No, Ext): (317) 464-5000 E-MAIL ADDRESS: kathyhoyer@mcgowaninsgrp.com FAX (A/C, No): (317) 464-5001	
INSURED Mainscape, Inc 13418 Britton Park Road Fishers IN 46038		INSURER(S) AFFORDING COVERAGE INSURER A: Sentry Insurance Co INSURER B: Philadelphia Insurance Co. INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC #	
		24988	
		18058	

COVERAGES**CERTIFICATE NUMBER:** 2025-26 Master**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 <input checked="" type="checkbox"/> Landscape Design E & O Incl <input checked="" type="checkbox"/> Contractual & Pesticide Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: Deductible \$500			A0257532012	10/01/2025	10/01/2026	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	\$ 3,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
							Employee Benefits	\$ 1,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> Liab Ded -0-			A0257532001	10/01/2025	10/01/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
							Uninsured motorist	\$ 1,000,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			A0257532009	10/01/2025	10/01/2026	COMBINED SINGLE LIMIT EACH OCCURRENCE	\$ 10,000,000
							AGGREGATE	\$ 10,000,000
								\$
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	A0257532008 / FL A0257532011	10/01/2025	10/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Leased or rented Equip / Repl Cost B Employee Dishonesty			A0257532012 / PHSD1829517	10/01/2025	10/01/2026	Limit (\$1,000 Ded)	\$175,000
							Limit (\$10,000 Ded)	\$1,000,000

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

The following apply when required by written contract, subject to policy terms and conditions: General Liability Additional insured (including Completed Operations) on a primary and non-contributory basis and Waiver of Subrogation in favor of additional insured per form CG7125 (06/22); Automobile Liability Additional Insured on a Primary & Non-contributory basis and Waiver of Subrogation per form CA7057 (06/22) Workers' Compensation Waiver of Subrogation per form WC000313 (04/84)

CERTIFICATE HOLDER**CANCELLATION**

For Information 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 

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REQUEST FOR PROPOSAL
Meadow Pointe IV CDD

CONTACT

Shannon Dyer

656-224-9119 | Shannon@pinelakellc.com

DISCOVER THE DIFFERENCE

PINELAKE LLC.COM



PINE LAKE

NURSERY & LANDSCAPE

DISCOVER THE DIFFERENCE

January 12th, 2026

Dear Meadow Pointe IV CDD Board of Directors,

Pine Lake Services appreciates the opportunity to submit our qualifications for the Landscape Maintenance Services at Meadow Pointe IV. Pine Lake has been in business since 1998, providing professional experience in growing, installation, irrigation, and maintenance services.

Pine Lake Services will provide Meadow Pointe IV CDD with a fully-staffed crew each week, along with separate pest control technicians, and separate ancillary crews as needed. Once awarded we will provide you a single point of contact to guarantee ease of communication between yourself and PLS. Our team will be present at every board meeting to maintain clear communication and alignment.

WE CARE ABOUT THE DETAILS

Our mission is to focus on developing outstanding relationships and providing quality goods and services. We pride ourselves for being on time, safe, and within budget! As our company grows, we never want you to forget that our key management and owners are only a phone call away.

CUSTOMER SATISFACTION GUARANTEED

Your satisfaction is our priority, and we strive to provide a service we are proud of. We start every project by providing a thorough consultation to understand your goals and the needs of the project. We do this to guarantee that the project is completed according to your preferences.

MANAGEMENT TEAM WITH 150 YEARS COMBINED EXPERIENCE

Meadow Pointe IV CDD will be fully staffed with experienced personnel. Our management team has a combined 150 years of experience in landscape installation and maintenance, meaning we can tackle any issues that may arise over the course of the Landscape Maintenance Service contract.



Thank you for taking the time to review our qualifications and considering Pine Lake Services to maintain the landscape for Meadow Pointe IV CDD. Please contact Shannon at 656-224-9119 or Shannon@pinkelakellc.com with any questions you may have.

We look forward to exceeding your expectations. Come *Discover the Difference* with Pine Lake!

Regards,
John Amarosa, COO



PINE LAKE SERVICES

OUR APPROACH

Our approach at Meadow Pointe IV CDD is centered on proactive care, consistent quality, and clear accountability. We focus on maintaining a clean, healthy, and well-managed landscape while responding quickly to the needs of the community.

WHAT WE WILL DO

- If we are selected, ensure we provide ideas for revisions to certain areas of the community
- Provide a very thorough irrigation check in the first 30 days
- Schedule share with Rizzetta & Board Members to alleviate any surprises
- Address the shrubs dying out, and proposing options for replacement
- Scheduling tree trimming clean up proposal in the first 30-60 days

HOW WE ENSURE QUALITY

- Regular inspections from Jeff Cane (Your Account Manager)
- Issues are followed through until fully completed
- Weekly Onsite involvement from the Production Manager

COMMUNICATION & REPORTING

- Monthly photo reports highlighting issues we identify
- Provide clear updates on completed work via email
- Promptly response to any issues that arise, and confirmation once resolved

OUR COMMITMENT

We are a family-owned and operated company that takes full ownership of the landscape services provided at Meadow Pointe IV CDD. We attend all Board meetings and are committed to maintaining a property the community can be proud of.

PINE LAKE SERVICES

OUR GEOGRAPHIC LOCATION

The office of Pine Lake Services that would service your property is from our HQ location. The address is 12980 Tarpon Springs Rd Odessa, FL 33556. We are approximately 35 minutes away from Meadow Pointe IV CDD. We have a second location located in Parrish located at 14875 US 301 North Parrish, FL.

OUR ABILITY TO MANAGE THE PROJECT

Pine Lake Services (PLS) ensures successful project management through:

Ongoing Training: We prioritize continuous learning to improve team performance, reduce errors, and minimize inefficiencies. Our training platform, Greenius, keeps our employees up to date.

Regular Site Visits: Frequent visits to the job site allow us to maintain clear communication with Inframark/board to ensure expectations are met. Our best practices include crew check-ins, property assessments, client updates, and job enhancements.

Organized Approach: PLS will use detailed production maps, schedules, and Gantt charts to ensure the entire team is aligned and informed about the property's scope and goals, beyond just the Foreman.

Outsourced Partners: We currently outsource our large mulch projects and large tree trimming projects. We primarily use EZ Mulch, and SavATree. We manage the entire process from our end, so there is no difference to the community or to Rizzetta.

EVALUATION OF EXISTING WORKLOAD

Pine Lake Services current workload will not inhibit our ability to work at Meadow Pointe IV CDD. We have the ability to meet and exceed your expectations.

Our Account Management team is currently managing properties within the Tampa Bay area. A dedicated manager will be available for the entirety of Meadow Pointe IV CDD. Landscape Maintenance and Irrigation Management contract. This person will always your one stop point of contact available for daily communication and any emergencies that may arise.

<p>Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service</p>	<p>Request for Taxpayer Identification Number and Certification</p> <p>Go to www.irs.gov/FormW9 for instructions and the latest information.</p>	<p>Give form to the requester. Do not send to the IRS.</p>
--	---	--

Before you begin. For guidance related to the purpose of Form W-9, see Purpose of Form, below.

<p>Print or type. See specific instructions on page 2.</p>	<p>1 Name of entity/individual. An entry is required. For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.</p> <p>PINE LAKE SERVICES LLC</p> <p>2 Business name/disregarded entity name, if different from above.</p> <p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P</p> <p><small>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</small></p> <p><input type="checkbox"/> Other (see instructions)</p> <p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/></p> <p>4 Exemptions (entries apply only to certain entities, not individuals; see instructions on page 3).</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the United States.)</small></p> <p>5 Address (number, street, and apt. or suite no.). See instructions. 12980 TARPON SPRINGS RD</p> <p>6 City, state, and ZIP code. ODESSA, FL 33556</p> <p>7 List account number(s) here (optional)</p> <p>8 Requester's name and address (optional)</p>
--	---

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number to Give the Requester* for guidelines on whose number to enter.

Social security number	Employer identification number																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 40px;"> </td><td style="width: 40px;"> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 40px;"> </td><td style="width: 40px;"> </td></tr> <tr><td>2</td><td>7</td><td>-</td><td>3</td><td>3</td><td>6</td><td>0</td><td>1</td><td>5</td><td>8</td></tr> </table>											2	7	-	3	3	6	0	1	5	8
2	7	-	3	3	6	0	1	5	8																																

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>[Signature]</i>	Date <i>2-31-2025</i>
------------------	---	-----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

PINE LAKE SERVICES

COI



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/2/2025

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

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

PRODUCER Sterling Seacrest Pritchard, Inc. 3111 W Dr Martin Luther King Jr Blvd Suite 350 Tampa FL 33607 License# 70726 PINELAK-01	CONTACT NAME: Courtney Gossen														
	PHONE (A/C, No, Ext): 813-498-1189 FAX (A/C, No): E-MAIL ADDRESS: cgossen@sspins.com														
<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Berkshire Hathaway Specialty Insurance Company</td> <td>22278</td> </tr> <tr> <td>INSURER B : FFVA Mutual</td> <td></td> </tr> <tr> <td>INSURER C : XL Specialty Insurance Co</td> <td>37885</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Berkshire Hathaway Specialty Insurance Company	22278	INSURER B : FFVA Mutual		INSURER C : XL Specialty Insurance Co	37885	INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															

INSURED
 Pine Lake Services, LLC
 12980 Tarpon Springs Rd
 Odessa FL 33556

COVERAGES **CERTIFICATE NUMBER:** 475962211 **REVISION NUMBER:**
 THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR VVVD	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 type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			47-GLO-332639-03	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000 Per Project Agg \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY			47-CAO-332641-03	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			47-UMO-332642-03	7/1/2025	7/1/2026	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) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC840-0812515-2025A	7/1/2025	7/1/2026	<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
C	Inland Marine			UM00169661MA24A	12/15/2024	7/1/2026	Scheduled Limit \$815,852 Rented/Leased \$200,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 When required by written contract, those parties listed in said contract, including the Certificate Holder, are added as Additional Insureds with respect to the General Liability, including ongoing and completed operations, Auto Liability, and Umbrella Liability as afforded by the policy and/or endorsements. When required by written contract, a Waiver of Subrogation is granted with respect to the General Liability, Auto Liability, Umbrella Liability and Workers Compensation policies.

CERTIFICATE HOLDER For Information 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

ACORD 25 (2016/03)

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PINE LAKE SERVICES

FINANCIAL STATEMENT

Pine Lake Nursery & Landscape

Balance Sheet

As of September 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10030 ServisFirst Operating	126,387.24
10035 Seacoast Operating	3,301.28
10040 ServisFirst Payroll	2,036.27
10099 Petty Cash Drawer	1,006.86
Total Bank Accounts	\$132,731.65
Accounts Receivable	
10200 Accounts Receivable	966,520.30
Total Accounts Receivable	\$966,520.30
Other Current Assets	
10300 Inventory	0.00
10310 Inventory Holding Material	189,407.88
10340 Inventory Holding Other	4,546.00
Total 10300 Inventory	193,953.88
10630 Prepaid Expenses	60,362.63
10850 Over/Under Billing	-145,628.76
Total Other Current Assets	\$108,687.75
Total Current Assets	\$1,207,939.70
Fixed Assets	
11100 Computers, Furniture & Equipmnt	12,565.61
11500 Leasehold Improvements	103,534.79
12000 Machinery & Equipment	490,895.55
13000 Vehicles & Trailers	345,145.33
14000 Lease ROU	
14050 Existing Leases	462,830.24
Total 14000 Lease ROU	462,830.24
17000 Accumulated Depreciation	
17002 Accum Deprec - General	-374,153.72
Total 17000 Accumulated Depreciation	-374,153.72
Total Fixed Assets	\$1,040,817.80
Other Assets	
19000 Goodwill	948,226.00
19101 Accumulated Amort - Goodwill	-375,940.72
Total 19000 Goodwill	572,285.28
19300 Due To/ Due From PLS	67,337.16
19400 Loan Fees	93,589.91
Total Other Assets	\$733,212.35
TOTAL ASSETS	\$2,981,969.85

PINE LAKE SERVICES

FINANCIAL STATEMENT CONT

Pine Lake Nursery & Landscape

Balance Sheet

As of September 30, 2025

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	637,228.71
Total Accounts Payable	\$637,228.71
Credit Cards	
21000 ServisFirst Bank CC xx5190	9,223.49
21045 Chase Spears Card #0543	12.00
21050 Chase Credit Card x6164	11,894.68
Total Credit Cards	\$21,130.17
Other Current Liabilities	
20065 Accrued Payroll	56,603.00
22900 Accrued Liability	9,500.00
22950 Accrued Interest	899.69
22975 Current Portion LTD	
22995 Current LTD	153,219.95
Total 22975 Current Portion LTD	153,219.95
Total Other Current Liabilities	\$220,222.64
Total Current Liabilities	\$878,581.52
Long-Term Liabilities	
22300 Lease Liability	
22350 Existing Lease Liability	392,712.73
Total 22300 Lease Liability	392,712.73
22400 Seacoast Term Loan	597,000.00
23200 Notes Payable	0.00
23205 NP - JD 3025 Tractor HE-2986	217.05
23207 NP - 2023 Isuzu NRR V-6257	52,360.10
23208 NP - JCB 505-20 Handler HE-4393	75,112.16
23220 NP - JD 333G Comp Loader HE-6758	4,472.57
23222 NP - GM Chevy 3500 V-7731	17,630.86
23224 NP - WEF Dump Trailer T-0263	8,104.02
23225 NP - WEF Trailer T-2549	1,424.62
23226 NP - WEF Big Tex T-7422	16,457.21
23227 NP - Baby Ox MSC-0011	4,156.12
23228 NP - Ford Finance V-5631	75,700.29
Total 23200 Notes Payable	255,635.00
23300 Less Current Portion LTD	-153,219.95
23400 Less Debt Issuance and OID	7,585.97
Total Long-Term Liabilities	\$1,099,713.75
Total Liabilities	\$1,978,295.27

PINE LAKE SERVICES

FINANCIAL STATEMENT CONT

Pine Lake Nursery & Landscape

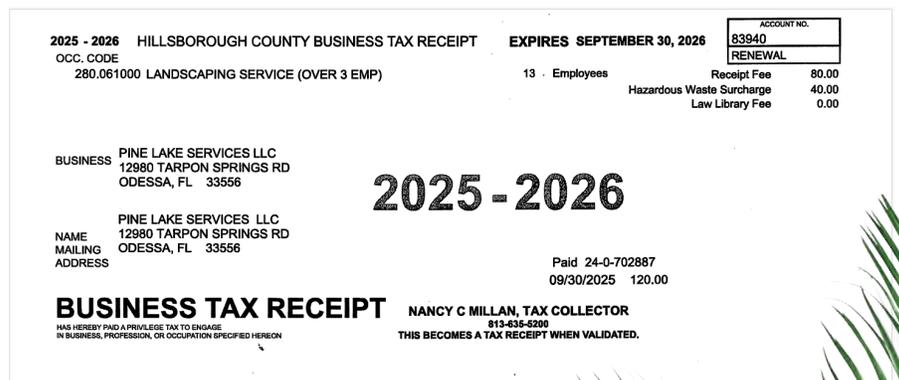
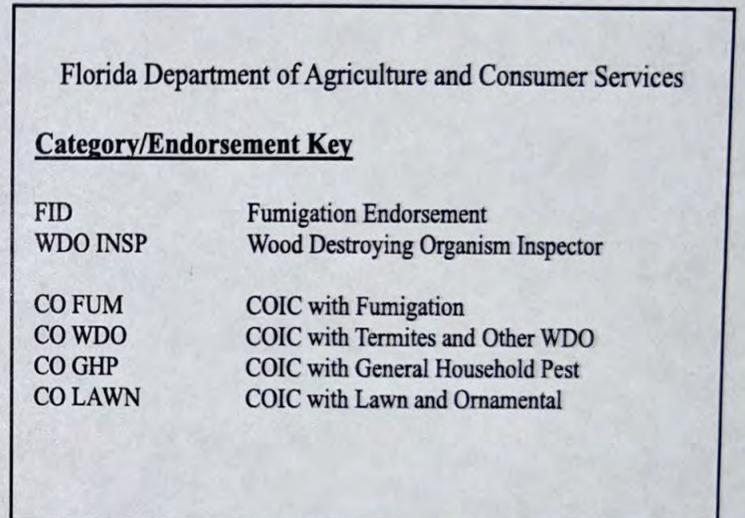
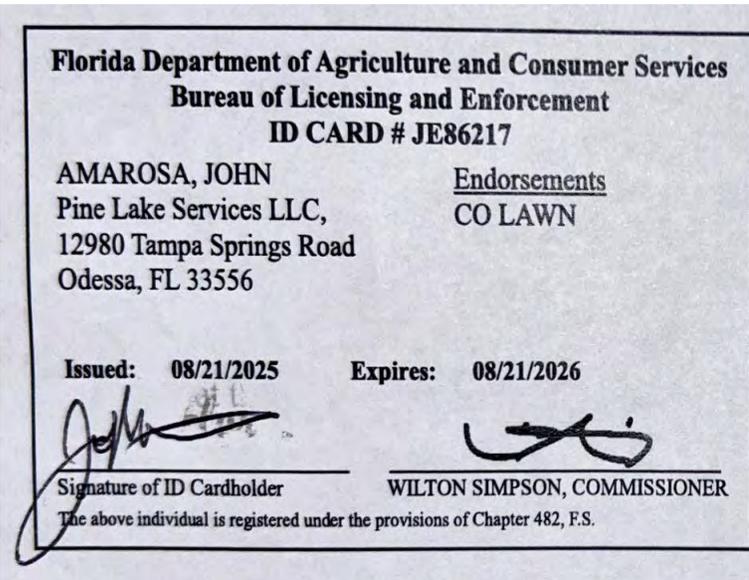
Balance Sheet

As of September 30, 2025

	TOTAL
Equity	
30005 Retained Earnings	-2,695,718.97
30100 Capital Stock	500.00
30500 Shareholder Distribution	-15,119.08
Equity Allocated to PLS	-199,884.60
Pine Lake Equity Co	1,715,000.00
Shareholder Advances	1,903,804.12
Net Income	295,093.11
Total Equity	\$1,003,674.58
TOTAL LIABILITIES AND EQUITY	\$2,981,969.85

PINE LAKE SERVICES

Certificates



PINE LAKE SERVICES

STAFFING

Pine Lake Services will ensure the Meadow Point IV CDD team is fully staffed at all times. Our management team has a combined 150 years of landscape and irrigation maintenance experience, giving us the capability to handle unique situations that may arise.

The following pages include the Pine Lake organizational chart and resumes for the supervisory Pine Lake staff. The resumes highlight relevant and similar property experience.

PROPOSED STAFFING LEVELS

Pine Lake Services will staff Meadow Point IV CDD with the following:

A 6 person crew full time for each property that will include a Foreman, Lead man, and crew. In addition, there will be a Production Manager and Account Manager assigned to this property full time.

2 person irrigation crew performing a complete monthly wet check inspection and repairs.
2 person horticulture team to perform monthly applications, inspections and spot treatments.

Enhancement Teams can be dispatched to perform installs of flowers and mulch or small projects.

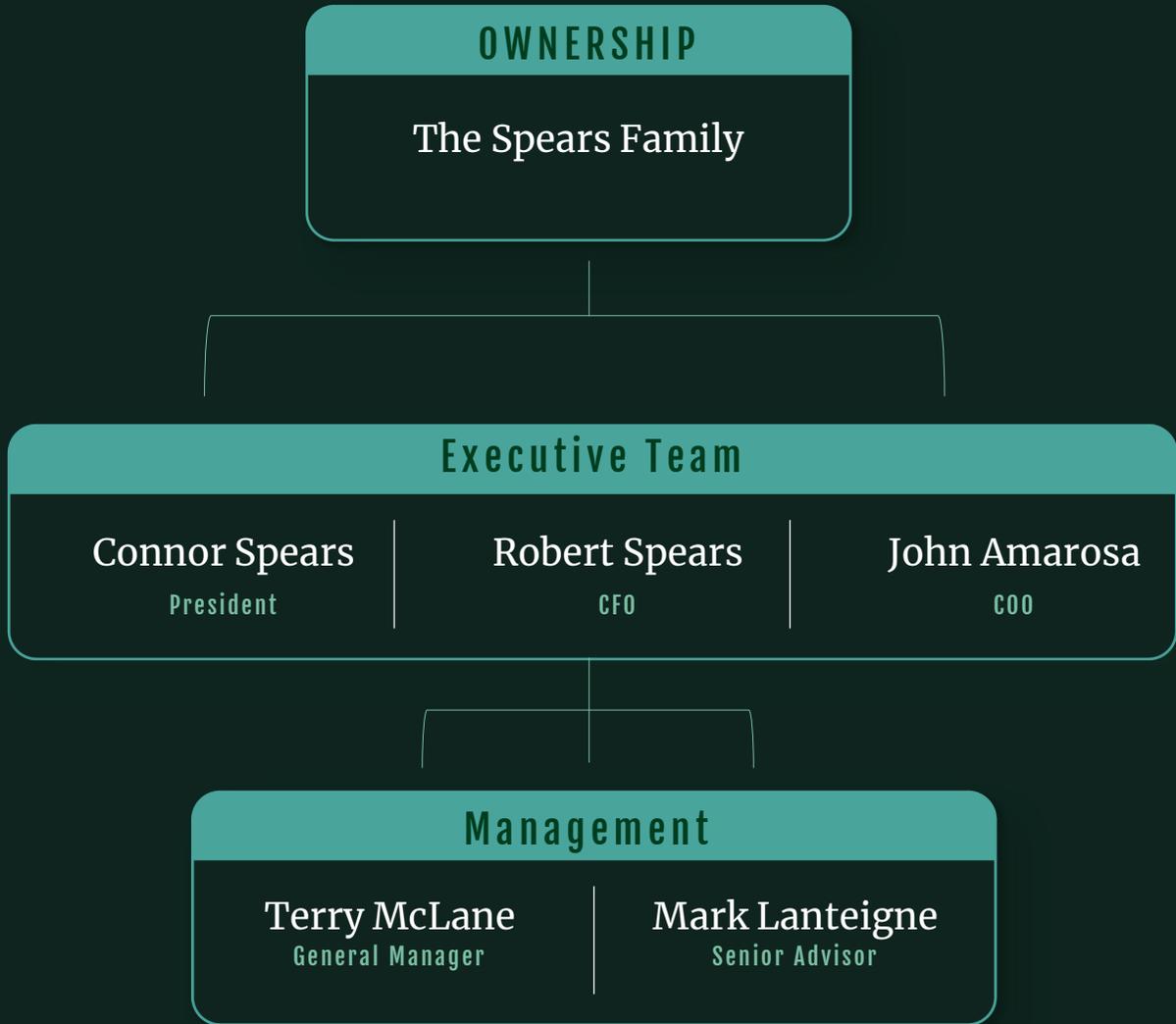
EMERGENCY NUMBERS/AFTER HOURS PLAN:

Should an emergency arise during Pine Lake's time contracted with Meadow Pointe IV, the management team is always available. If Jeff Cane (Account Manager) is unavailable, we have our management team available to assist. If there is an issue after business hours, the process is to contact your Account Manager first, and then Terry McLane (Our General Manager) second. Our emergency contacts are listed below:

Jeff Cane, Account Manager (813) 504-5807
John Amarosa, COO (727) 243-2852
Terry McLane, General Manager (727) 423-7664

PINE LAKE SERVICES

EXECUTIVE LEADERSHIP



PINE LAKE SERVICES

Meadow Point IV CDD STAFFING

MAINTENANCE MANAGEMENT

Jeff Cane
ACCOUNT MANAGER

Epi Carvajal
OPERATIONS MANAGER

DEDICATED STAFF

Experienced
Foreman

Mowing & Detail
Crews

ANCILLARY TEAMS

Irrigation
Technicians

Fertilizer & Pest
Control Technician

Enhancement
Teams



DUTIES & RESPONSIBILITIES

As President, Connor Spears leads the strategy and overall performance of Pine Lake, ensuring the company scales with discipline while delivering the exceptional quality the Company is known for across Tampa Bay.

Connor works closely with the management team to build a well-rounded, high-performing organization that drives consistency, accountability, and top-tier client service. Together, they focus on strengthening systems, developing leaders, and identifying avenues for improvement across all service lines.

Rooted in Pine Lake's family-owned culture, Connor leads with the company's core values at the forefront: **Exceptional Quality, Integrity, Leadership & Teamwork, and Accountability & Communication.**

Connor prioritizes continuous improvement, long-term partnerships, collaborative decision-making, proactive communication, and an environment where people enjoy and take pride in their work, in turn driving exceptional results across the entire Company.



Connor
Spears
PRESIDENT

EDUCATION

University of Southern California

ASSOCIATIONS

FNGLA
Associated Builders and Contractors
Bay Area Apartment Association

DUTIES & RESPONSIBILITIES

As Chief Operating Officer, John Amarosa oversees the company's daily operations, ensuring every project meets high standards of quality, efficiency, and safety. He drives production performance, supports team development, and works closely with the executive leadership team to strengthen overall operations. John is committed to continuous improvement and delivering exceptional client satisfaction across all landscaping services.

PROJECT EXPERIENCE

- K Bar Ranch II CDD
- Highlands CDD
- Oakstead CDD
- Waterchase CDD
- Innisbrook Resort
- Carlton Lakes CDD
- Riverbend West CDD
- The Groves CDD
- Lakewood Ranch CDD
- Sterling Hill CDD
- Tara CDD
- New River CDD
- Reserve at Pradera CDD
- Forest Brooke CDD

HOA's/High Profile Sites

- All Moffitt Cancer Hospital Campuses
- Advent Health Training Facility with the Buccaneers
- Kings Pointe HOA
- Villa Rosa HOA
- Saddlebrook HOA
- Wellington HOA
- Connerton HOA
- Champions Club HOA
- Encore at Fishhawk Ranch
- Del Webb Pulte Properties
- City of Tampa Parks



**John
Amarosa**
COO

EDUCATION

University of South Florida

ASSOCIATIONS

Leadership Tampa Bay
FNGLA
Boma
CAI
BMI

CERTIFICATIONS

State of FL CPCO
GI-BMP Certified in FL
BMP Certified in Pinellas & Manatee
OSHA 30
UF Palm School Graduate
State of FL Aquatics Management

DUTIES & RESPONSIBILITIES

Mr. McLane organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. Terry will ensure client satisfaction while working with the Operational Leadership team.

PROJECT EXPERIENCE

- Oakstead CDD
- Highlands CDD
- Carlton Lakes CDD
- K Bar Ranch II CDD
- Asturia CDD
- Sterling Hill CDD
- Reserve at Pradera CDD
- Riverbend West CDD
- Highland Park CDD
- The Grove CDD
- Shell Point CDD
- Bexley Ranch CDD
- Connerton West CDD

HOA's/High Profile Sites

- Innisbrook Resort
- Several Esplanade properties with Taylor Morrison
- Several BayCare Facilities
- Villa Rosa HOA
- Champions club HOA
- Trinity HOA
- Saddlebrook HOA
- Estancia HOA
- Cheval HOA
- Parkview at Long Lake Ranch HOA



Terry
McLane

General Manager

EDUCATION

Tampa Bay Graduate

ASSOCIATIONS

FNGLA
Bay Area Apartment Association

CERTIFICATIONS

Osha 30
State Of Florida Pest Control GI-BMP
Certified in Florida

DUTIES & RESPONSIBILITIES

Jeff has a total of 10 years experience within the landscape industry ranging from private residential to high end commercial. He started landscape in Ohio and has 4 years experience within the industry in Florida. He started in horticulture and has worked closely with all realms of the industry to round out his knowledge. Jeff strives to provide tailored landscape solutions to his clients so they can have a sense of pride in the places they work and live. Jeff currently manages K Bar Ranch II CDD and Vidas Way CDD which are the closest in proximity to Meadow Pointe IV CDD.

PROJECT EXPERIENCE

- Waterset (Apollo Beach)
- Feil Group
- MAA Properties
- K Bar Ranch II CDD
- Lakeside CDD
- Vidas Way CDD
- Harrod Properties Portfolio
- JLL Properties
- Volanti By Mattamy
- Whispering Pines by Pulte
- Beacons at Epperson
- Caldera CDD
- Mirada Villas HOA
- Advent Health Training Facility (Buccaneers)



**JEFF
CANE**

ACCOUNT MANAGER

EXPERIENCE

10 Years

ASSOCIATIONS

FNGLA
Bay Area Apartment Association

CERTIFICATIONS

Osha 30
Osha 10

PINE LAKE SERVICES

WHY ARE WE BEST QUALIFIED?

Pine Lake Services is uniquely qualified to deliver the full scope of services with over 25 years of professional experience in landscape installation, irrigation, maintenance, and green goods production. Our ability to self-perform all services ensures consistent quality, efficient coordination, and dependable scheduling. With in-house plant production and a strong focus on detail, proactive communication, and long-term landscape health, we are equipped to maintain this property to a high standard while responding quickly to its ongoing needs.

THE VALUE WE WILL BRING TO T POST CDD:

- Experienced Landscaping Professionals – We have the knowledge and hands-on experience to perform all services in the scope efficiently and correctly.
- Full-Service Capability – We handle all landscaping maintenance services in-house, ensuring consistent quality and accountability.
- Reliable & Responsive – We show up on schedule, communicate clearly, and respond quickly to client needs.
- Quality-Focused Work – We take pride in clean, well-maintained properties and attention to detail.
- Client-Focused Approach – We tailor our services to each property and treat every project as a long-term partnership.

CDD EXPERIENCE

We currently service **13** CDD's in the greater Tampa Bay area. These CDD's include: K Bar Ranch II CDD, Lakeside CDD, Vidas Way CDD, Shell Point CDD, Reserve at Pradera CDD, Riverbend West CDD, Bullfrog Creek CDD, Tara CDD, Carlton Lakes CDD, Highlands CDD, Mira Lago West CDD, New River CDD, and Park Place CDD.

We have extensive experience servicing Community Development Districts and we have a clear understanding of CDD budgets, reporting processes, compliance requirements, and board expectations.

PINE LAKE SERVICES

REFERENCES

RIVERBEND WEST CDD - INFRAMARK

ONGOING
Began 10/1/2022

- **Dollar Amount:** \$255,000
- **Point of Contact:** Kristee Cole
- **Phone Number:** 813-382-7355
- **Address:** 2005 Pan Am Cir Ste 300
Tampa, FL 33607



- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to Meadow Pointe IV CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

LAKESIDE CDD - RIZZETTA

ONGOING
Began 8/1/2023

- **Dollar Amount:** \$528,000
- **Point of Contact:** Amiee Brodeen
- **Phone Number:** 813-994-1001
- **Address:** 5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544



- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to Meadow Pointe IV CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

PINE LAKE SERVICES

REFERENCES

K BAR RANCH II CDD - RIZZETTA

ONGOING
Began 5/1/2023

- **Dollar Amount:** \$700,000
- **Point of Contact:** Amiee Brodeen
- **Phone Number:** 813-994-1001
- **Address:** 5844 Old Pasco Rd
Wesley Chapel, FL 33554
- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to Meadow Pointe IV CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.



CARLTON LAKES CDD - INFRAMARK

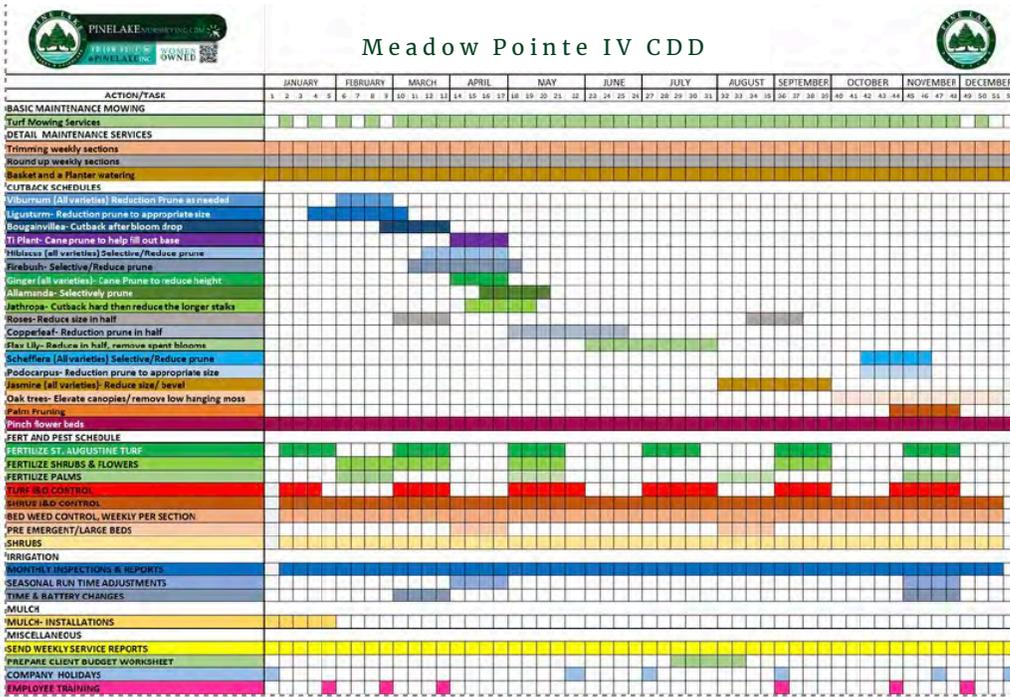
ONGOING
Began 7/1/2021

- **Dollar Amount:** \$585,000
- **Point of Contact:** Jennifer Goldyn
- **Phone Number:** 813-873-7300
- **Address:** 2005 Pan Am Cir Ste 300
Tampa, FL 33607
- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to Meadow Pointe IV CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

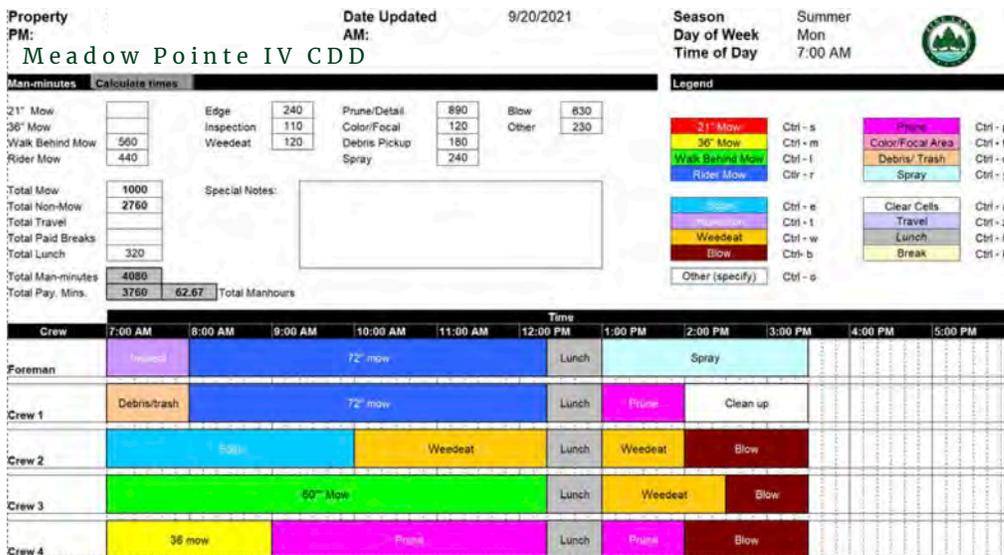


PINE LAKE SERVICES

ANNUAL OPERATIONS CALENDAR



DAILY GANTT CHART



*Sample to be reviewed and agreed upon at contract start

*We will coordinate with the Property Manager to develop all daily/weekly Gantt charts once the job is awarded.



Thank you for your consideration!

C O N T A C T

Shannon Dyer

656-224-9119 | SHANNON@PINELAKELLC.COM

DISCOVER THE DIFFERENCE

PROJECT MANUAL
FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT

RIZZETTA & COMPANY

December 2025

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

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**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO
OPEN PROPOSALS**

Landscape & Irrigation Maintenance Services
Pasco County, Florida

Meadow Pointe IV Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Meadow Pointe IV Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning **Monday, December 15, 2025**, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. **NO CASH OR CREDIT CARD ACCEPTED.** The Landscape Specialist shall be the contact person regarding the Project Manual. Mrs. Amiee Brodeen can be reached by email at abrodeen@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on **Wednesday, December 17, 2025**, at 10:00 a.m. (EST) at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the West Linebaugh address stated above until **Monday, December 22, 2025**, at 12:00 p.m. (EST)

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price for the initial contract term, March 2026 - February 28, 2027, with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

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, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal

notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. 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 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.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on **Wednesday, February 11, 2026**, at 9:00 a.m. (EST) at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Amiee Brodeen at abrodeen@rizzetta.com, no later than **Monday January 05, 2026**, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), **Tuesday January 06, 2026**.

A District meeting to open the proposals will be held at 10:00 a.m. (EST) on **Thursday January 15, 2026**, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624. Firms desiring to provide services for this project must submit one (1) hard copy original, five (5) additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on **Thursday January 15, 2026**, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, Attention: Amiee Brodeen. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Meadow Pointe IV Community Development District
Mr. Darryl Adams, District Manager (darryla@rizzetta.com)
Publication Date: Sunday December 14, 2025

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
INSTRUCTIONS TO PROPOSERS
LANDSCAPE MAINTENANCE SERVICES**

1. **Point of Contact.** The Landscape Specialist shall be the contact person regarding the Project Manual. Mrs. Amiee Brodeen can be reached by email at abrodeen@rizzetta.com or via phone at (813) 933-5571.
2. **DUE DATE.** Sealed proposals (“Proposals”) must be received by interested parties (“Proposer”) no later than the at the time, date, and location indicated below. Proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.
3. **SUMMARY OF SCHEDULE.** The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
Sunday December 14, 2025	Notice of RFP Published & Posted
Monday December 15, 2025, 12:00pm	RFP Available for Purchase at Rizzetta & Co., Inc. (AP) 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624
Wednesday December 17, 2025, 10:00am	Mandatory Pre-Proposal Meeting, Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Boulevard, Wesley; Chapel, FL 33543
Monday December 22, 2025, 12:00pm	Deadline to purchase Project Manual
Monday January 05, 2026, 4:00pm	Deadline for Questions
Tuesday January 06, 2026, 5:00pm	Answers to all Proposers of Questions Submitted
Thursday January 15, 2026, 10:00am	Proposals Due/Public Opening, Rizzetta & Co., Inc. (AP) 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624
Wednesday February 11, 2026, 9:00am	Board Meeting to Evaluate Proposals & Award Contract
Tentatively, March 1, 2026	Contract Start Date

4. **SUPPLY OF PROPOSER E-MAIL ADDRESS.** All Proposers must provide a working email address to the Landscape Specialist prior to or at the pre-proposal meeting.
5. **MANDATORY PRE-PROPOSAL MEETING.** There will be a mandatory pre-proposal meeting at the time, date, and location indicated above. Proposers who do not attend the pre-proposal meeting will not be eligible to submit a proposal. Additional information regarding this meeting may be obtained by contacting the District Manager, Darryl Adams, at darryla@rizzetta.com or calling (813) 933-5571.
6. **TERM AND RENEWAL.** The initial term of the agreement will be March 1, 2026 – February 28, 2027. The agreement will automatically renew for subsequent 1-year periods (March 1 – February 28) until terminated pursuant to the termination provisions in the agreement. The Scope of Work and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.
7. **SIGNATURE ON PROPOSAL.** Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

8. **FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from its own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an "as is" condition and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. **IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.**
9. **FAMILIARITY WITH THE LAW.** By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.
10. **PROJECT MANUAL.** The Project Manual will be available at the time, date, and location indicated above. Cost of the Project Manual is \$100.00. Checks must be made out to Rizzetta & Co., Inc. **NO CASH OR CC ACCEPTED.** Purchase of the manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals and proposal and contract documents.
11. **QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.
12. **SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.
13. **INTERPRETATIONS AND ADDENDA.** All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only to the Landscape Specialist. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening and will provide notice of such changes only to those Proposers who have attended

the pre-proposal meeting. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after the deadline listed above will not be answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

14. **SUBMISSION OF PROPOSAL.** Submit one (1) hard copy original, five (5) additional hard copies and one (1) digital copy, in the form of a flash drive, along with other requested attachments, at the time and place indicated above, enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO REQUEST FOR PROPOSALS (Meadow Pointe IV Community Development District – Landscape Maintenance RFP) ENCLOSED” on the face of it. All costs to prepare and submit a response shall be borne by the Proposer. The Rizzetta & Company office located at 5020 Linebaugh Avenue does not receive US mail. Proposals must be hand delivered or delivered by an outside 3rd party carrier.
15. **MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days. Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing.
16. **PROPOSAL FORMS.** All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.
17. **PROPOSAL INFORMATION.** All Proposals should include the following information, among other things described herein:
 - a. A completed and executed Proposal Form, with all its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.
 - b. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience and any certifications, (i.e., Certified Arborist, Certified Irrigation Technician, CPO, etc.) Proposer must guarantee that should certified professionals leave the company, another certified professional of the same discipline shall replace him within a reasonable amount of time, but no more than thirty (30) days.
 - c. Describe proposed staffing levels, including 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.

- d. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
 - e. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.
 - f. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
 - g. Completed proposal pricing. All responses must itemize in their narrative, the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch & annual flowers, including installation, should be provided but not included in the contract amount as this service shall be rendered at the discretion of the District's Board of Supervisors.
- 18. INSURANCE.** All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.
- 19. FINANCIALS.** In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.
- 20. RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.
- 21. EVALUATION OF PROPOSALS.**
- a. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual.
 - b. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District.
 - c. Chapter 112 of the *Florida Statutes* will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.
 - d. The District may visit the Proposer's facilities as part of the evaluation process.
 - e. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

- f. 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 (low price shall not entitle any Proposer to be awarded the services).
 - i. Should the Board elect to individually rank the proposals in accordance with the Evaluation Criteria, their individual points will not be tallied as a whole (to ensure that no one (1) Board member can skew the results and effectively have a larger influence on the final decision than other Board members); rather their individual points will be converted into a ranking of the Proposers, with the highest Proposer receiving a ranking of 1 and so on. The rankings by all Board members will then be averaged. To the extent there is a tie for the #1 ranked Proposer, the Board will discuss the Proposers and then take a vote to finalize the ranking of all Proposers.
 - g. 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.
- 22. **CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.
- 23. **MANDATORY AND PERMISSIVE REQUIREMENTS.** Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; (4) attend the mandatory pre-proposal meeting, (5) must be in good financial standing with no history of bankruptcy or financial reorganization, and (6) be fully licensed and insured. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.
- 24. **INDEMNIFICATION.** The successful Proposer shall fully indemnify, defend, and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs, and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.
- 25. **LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.
- 26. **COLLUSION.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

27. **BLACK OUT PERIOD/CONE OF SILENCE.** The blackout period is defined as between the time the Request For Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.
28. **PRICING.** Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities, or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.
29. **DEFICIENCIES IN PERFORMANCE AND WITHHOLDING OF PAYMENT.** If the Contractor does not render performance or their performance has deficiencies, the District has the right to withhold payment for such instances. The value for such services shall be prorated as needed based on the Contractor's Proposal if such services are described in their Proposal or in the reasonable discretion of the District if such costs were not described. Failure to submit the required monthly reports or responses will result in withholding payment of \$500 per instance. As described in the Agreement, any disputed invoices will be resolved in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes; 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.
30. **REFERENCE TERMS.** Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships, and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.
31. **ADDITIONAL TERMS AND CONDITIONS.** No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.
32. **NO CONSIDERATION OF SOCIAL, POLITICAL, OR IDEOLOGICAL INTERESTS.** The District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor. The District may not give preference to a vendor based on the vendor's social, political, or ideological interests. Each solicitation for procurement of commodities or contractual services by the District will include a provision notifying vendors of these provisions.
33. **PROTESTS.**
- a. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the

scope of work, the maintenance map, the specifications, the Evaluation Criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the date the Project Manual is available.

- b. Any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision.
- c. Such protests must be filed at: Meadow Pointe IV Community Development District, c/o: Rizzetta & Co., Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614, ATTN: Darryl Adams, District Manager.
- d. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. 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 or protest relating to the aforesaid Project Manual.
- e. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 20% of the anticipated total contract award (including the initial term of the contract and 4 renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of One Hundred Thousand Dollars (\$100,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.
- f. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager.

34. NO REIMBURSEMENT OF PREPARATION COSTS. Proposers will not be reimbursed for any cost associated with responding to this solicitation.

35. PUBLIC RECORDS. All proposals are considered public records pursuant to Chapter 119, Florida Statutes.

6. Is the Proposer incorporated in the State of Florida? Yes No

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes No

If no, please explain _____

- Date incorporated 3/16/1998 Charter No. L22000361975

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____
- Is the company in good standing with the State? Yes No

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?
Yes No

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes No

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22) 7,268,984, (23) 7,167,460, (24) 10,245,174

9. What are the Proposer's current insurance limits?

General Liability \$ 1,000,000

Automobile Liability	\$ 1,000,000
Umbrella Coverage	\$ 1,000,000
Workers Compensation	\$ 5,000,000
Expiration Date	7/1/2026

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes (○) No (⊙)
If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended N/A
State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?
Yes (○) No (⊙) If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?
Yes (○) No (⊙) If so, state name of individual, other organization and reason therefore. _____

13. List any and all litigation to which the Proposer, any personnel to work at Meadow Pointe IV, any officer and/or employee of the Proposer has been a party in the last five (5) years. N/A

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes (○) No (⊙) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:
- | |
|--|
| Riverbend West CDD, \$255,00, 10/1/2022- Ongoing, Kristee Cole |
| K Bar Ranch II CDD, \$700,000, 5/1/2023- Ongoing, Matthew Nolan |
| Lakeside CDD, \$528,000, 6/1/2023- Ongoing, Darryl Adams |
| Carlton Lakes CDD, \$585,000, 7/1/2021- Ongoing, Jennifer Goldyn |
| Tara CDD, \$232,000, 10/1/2023- Ongoing, Jennifer Goldyn |
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
- | |
|--|
| Belleview POA, Dan Nepomuceno, Lost to pricing |
| Frank Crum Corporate, Gary Siedel, Lost to pricing |
| Doral Oaks, lost to property being sold |
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Terry McLane	General Manager	
Name	Position	

Oversee contractual obligations	31	4
Type of Work	Yrs. Exp.	Yrs. With Firm

Jeff Cane	Account Manager	
Name	Position	

Oversee property/client relations	12	2
Type of Work	Yrs. Exp.	Yrs. With Firm

Lupe Valdez	Irrigation Technician	
Name	Position	

Oversee irrigation projects	30	3
Type of Work	Yrs. Exp.	Yrs. With Firm

Gregorio Hernandez	Production Manager	
Name	Position	

Oversee crew/production	12	2
Type of Work	Yrs. Exp.	Yrs. With Firm

John Amarosa

COO

Name	Position	
Oversee operations, oversee F+ P	4	
Type of Work	Yrs. Exp. <u>31</u>	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Meadow Pointe IV CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Meadow Pointe IV CDD should consider the Proposer for proposing on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Pine Lake Services, LLC

Name of Proposer

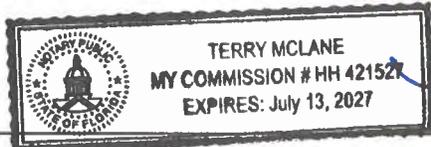
By: Shannon Dyer

Shannon Dyer - Business Development
[Type Name and Title of Person Signing]

This 14th day of January, 2026.

(Corporate Seal)

Sworn to before me this 14th day of January, 2026



[Signature]

1-14-26

(Seal)

Notary Public Expiration Date

OFFICERS

PROPOSER: Pine Lake Services, LLC DATE: 1/12/2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Connor Spears	President	Oversee all business management	Tampa, FL
Bob Spears	Chief Financial Officer	Oversee all financial management	Tampa, FL
John Amarosa	Chief Operations Officer	Oversee all business operations	Riverview, FL
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT REGARDING PROPOSAL

STATE OF FL
COUNTY OF Hillsborough

Before me, the undersigned authority, appeared the affiant, Shannon Dyer, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Development for Pine Lake Services, LL ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Meadow Pointe IV Community Development District's ("District") request for proposals for landscape maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: Addendum No. 1 1-6-26.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (i.e., by no later than [BID PROTEST DEADLINE] at 5:00 PM (EST)), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

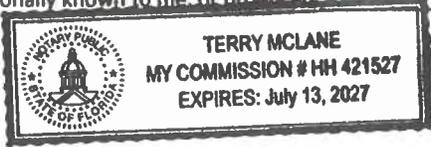
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 14th day of January, 2026.

Proposer: Ping Lake Services, LLC
By: Shannon Dyer
Title: Business Development

STATE OF FL
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of January, 2026, by Shannon Dyer as Business Developer of Ping Lake Services LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF Florida

Name: Terry McLane
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of: Pine Lake Services, LLC ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through V) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 17th day of January, 2026.

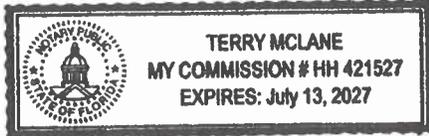
Proposer: Pine Lake Services, LLC
By: Shannon Dyer
Title: Business Development

STATE OF FLORIDA
COUNTY OF EE Hillsborough

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 14th day of January, 2026, by Shannon Dyer, as Business Developer of Pine Lake Services LLC on its behalf. He/She [X] is personally known to me or [] produced as identification.

[Signature]

Notary Public, State of Florida



Personally Known
OR Produced Identification
Type of Identification _____

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for Pine Lake Solar, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 12980 Tarpon Springs Rd
Odessa, FL 33556
4. Proposer's Federal Employer Identification Number (FEIN) is 27-3360158

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a “person” as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

) Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

) There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

) The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

) The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

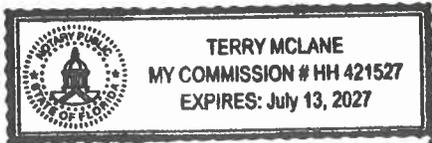
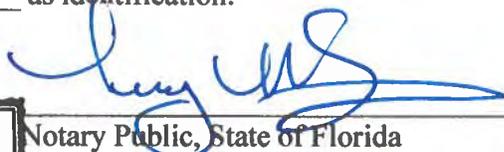
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 14th day of January, 2026.

Proposer: Pine Lake Services, LLC
By: Shannon Dyer
Title: Business Development

STATE OF FLORIDA
COUNTY OF FL Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of January, 2026, by Shannon Dyer, as Business Developer, of Pine Lake Services LLC on its behalf. He/She is personally known to me or produced as identification.



Notary Public, State of Florida
Personally Known
OR Produced Identification
Type of Identification _____

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY
SECTOR LIST**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District (“District”).
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Development for Pine Lake Services, LLC (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is 12980 Tarpon Springs Rd Odessa, FL 33556

4. Proposer’s Federal Employer Identification Number (FEIN) is 27-3360158

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 1st day of January, 2026.

Proposer: Pine Lake Services, LLC

By: Shannon Oyer

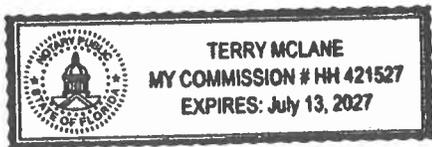
Title: Business Development

STATE OF FLORIDA
COUNTY OF FL Hillsborough

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 1st day of January, 2026, by Shannon Oyer, as BD of Pine Lake Services LLC on its behalf. He/She [X] is personally known to me or [] produced as identification.

[Signature]

Notary Public, State of Florida



Personally Known
OR Produced Identification
Type of Identification _____

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. John Amarosa	28	COO/BMP/Osha 30	Oversee business operations
2. Terry McLane	31	GM/BMP/Osha 30	Oversee contractual obligations
3. Jeff Cane	12	Account Manager	Oversee property/client relations
4. Mark Lantaigne	40	Senior Advisor	Oversee projects/strategy
5. Connor Spears	5	President	Oversee business management

Proposed Staffing Levels

Landscape Maintenance staff will include; 6 laborers, 3 Supervisors, and 4 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Lupe Valdez	30	Irrigation Supervisor	Oversee irrigation maintenance
2. Ernesto Rodriguez	10	Irrigation Technician	Oversee irrigation projects
3. Robert Zambito	21	Certified Arborist	Oversee tree care
4. Benjamin Jordan	7	Pest Control Technician	Oversee Pest Control Program

2. Experience

(25 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: K Barr Ranch II CDD
Contact: Matthew Nolan Contact Phone: 813-393-1314
Project Type/Description: Landscaping and Irrigation Maintenance

Dollar Amount of Contract: \$700,000
Your Company's Detailed Scope of Services for Project: Landscaping and irrigation maintenance, maintenance, fertilizer and pest control, flower installation, mulch, and enhancement projects and enhancement projects when needed.

Duration of Contract: START DATE: 6/1/2022 END DATE: Ongoing

2. Project Name/Location: Riverbend West CDD
Contact: Kristee Cole Contact Phone: 813-382-7355
Project Type/Description: Landscaping and Irrigation Maintenance

Dollar Amount of Contract: \$85,000
Your Company's Detailed Scope of Services for Project: Landscaping and irrigation maintenance, maintenance, fertilizer and pest control, flower installation, mulch, and enhancement projects when needed.

Duration of Contract: START DATE: 10/1/2022 END DATE: Ongoing

3. Project Name/Location: Carlton Lakes CDD
Contact: Jennifer Goldyn Contact Phone: 813-382-7355
Project Type/Description: Landscaping and Irrigation Maintenance

Dollar Amount of Contract: \$585,000
Your Company's Detailed Scope of Services for Project: Landscaping and irrigation maintenance, maintenance, fertilizer and pest control, flower installation, mulch, and enhancement projects

Experience cont.

when needed.

Duration of Contract: START DATE: 7/1/2021 END DATE: Ongoing

4. Project Name/Location: Reserve at Pradera CDD

Contact: John Fowler Contact Phone: 941-981-2131

Project Type/Description: Landscaping and Irrigation Maintenance

Dollar Amount of Contract: \$150,000

Your Company's Detailed Scope of Services for Project: Landscaping and irrigation maintenance, maintenance, fertilizer and pest control, flower installation, mulch, and enhancement projects when needed.

Duration of Contract: START DATE: 5/1/2025 END DATE: Ongoing

5. Project Name/Location: Bullfrog Creek CDD

Contact: Michael Perez Contact Phone: 656-209-7919

Project Type/Description: Landscaping and Irrigation Maintenance

Dollar Amount of Contract: \$135,000

Your Company's Detailed Scope of Services for Project: Landscaping and irrigation maintenance, maintenance, fertilizer and pest control, flower installation, mulch, and enhancement projects when needed.

Duration of Contract: START DATE: 10/1/2022 END DATE: Ongoing

3. **Understanding Scope of RFP** (10 Points Possible) (Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Price (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. 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 (20) in this part of the evaluation criteria. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.80$. Therefore, Contractor "B" will receive 15.80 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$. Therefore, Contractor "C" will receive 9.88 of 20 points.

5. Reasonableness of ALL Numbers (25 Points Possible) (____ Points Awarded)

Up to twenty-five (25) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1, 2, 3, 4, 5 & 6.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES

THIS AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES (this “**Agreement**”) is made and entered into as of March 1, 2026, by and between:

Meadow Pointe IV Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the “**District**”); and

_____, a _____ (the “**Contractor**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a “Project Manual,” and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

- A.** The duties, obligations, and responsibilities of the Contractor are to provide the services, labor and materials necessary for the provision of landscape maintenance services as described herein and in **Exhibit A** (the “Services”), attached hereto and incorporated by reference herein, within the District. Such lands on which Services shall be provided are as more particularly described and shown on **Exhibit B**, attached hereto and incorporated herein by reference.
- B.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. The Contractor shall document all Work using the forms attached hereto as part of **Exhibit E**. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.

- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D. 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 time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.
- E. The Contractor shall report directly to the District's Designee who shall be the District Manager and the designated Landscape Specialist. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit A** on the property as provided in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses, fences, walls or any other District or landowner properties or improvements.

SECTION 3. COMPENSATION; TERM.

The District agrees to pay Contractor for the Contract Work, a not to exceed sum of XXXXXXXXXX Dollars (\$XXXXXX.00) per year as detailed in **Exhibit C**, payable in monthly installments as detailed below, for a term of one (1) year with the option to renew for four (4) additional one (1) year periods unless terminated earlier as provided in this Contract.

- A. 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 a Work Authorization (defined in Section 4 below). 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 in substantially the same form as **Exhibit D**, further defined in Section 4 below.
- B. 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.
- C. The District agrees to pay Contractor for the Contract Work, a not to exceed sum of XXXXXXXXXX Dollars and 00/100 Cents (\$XXXXXX.00) for the initial term, and the same rate for subsequent first, second, third and fourth annual renewals, to include parts 1 through 3 of the Scope of Services as detailed in **Exhibit A**, payable in monthly installments as detailed

below unless terminated earlier as provided in this Contract. Contractor shall invoice the District monthly for services provided during the previous month pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices. As compensation for the work, the District agrees to pay Contractor \$XXXXX.00 per month during the Initial Term, and the same rate for subsequent first, second, third and fourth annual renewals. Such compensation covers only the items specified in Part 1 and 4 of the Contractor's Proposal Form. Additionally, for the services specified in Parts 2, 3, 5 & 6 of the Contractor's Proposal Form attached as Exhibit C, the District agrees to pay Contractor using the pricing specified in the Contractor's Proposal Form in the month after the services were performed and after required documentations (if any) have been provided. Up to a maximum of XXXXXXXXXXXXXXXX Dollars and 00/100 Cents (\$XXXXXXXX.00) for the Initial contract term, and the same rate for subsequent first, second, third and fourth annual renewals, shall be paid if all mulch topdressings (Part 5) are performed and awarded to Contractor and all annual flower rotations (Part 6) are performed and awarded to Contractor. Contractor shall not perform mulching or annual flower installation services without the prior written approval of the District.

SECTION 4. ADDITIONAL WORK. Contractor understands that the Services may be reduced, expanded, or otherwise modified in scope. If any additional Services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written Work Authorization from the District. Contractor shall cooperate with and assist the District in preparing and determining the scope of any additional work. In the event the service represents a unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the Work Authorization in accordance with the unit prices established in the Agreement. In the event the service is not represented by a lump sum or unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the Work Authorization as reasonably determined by the District in conference with the Contractor. All Work Authorizations shall be in the form attached hereto as **Exhibit D**.

SECTION 5. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to Section 2, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one year from planting except for annuals (if any), which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting there from to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of Services.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 6 INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide the District with a certificate naming the District, its officers, agents and employees as an additional insured (for all coverages except workers' compensation coverage). At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 7. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 8. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall

initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

(Remainder of page intentionally left blank)

A. If to Contractor: _____

Attn: _____

B. If to District: Meadow Pointe IV Community Development District
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614
Attn: District Manager

With a copy to: Straley Robin Vericker
1510 W. Cleveland Street
Tampa , FL 33606
Attn: Vivek Babbar

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 14. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm’s length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 15. 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.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Pasco County, Florida.

SECTION 18. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, the indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor for in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor shall not be required to indemnify the District for the District's percentage of fault, if any. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 19. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 20. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 21. INSPECTIONS. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative 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 Contractor's services.

A. The District hereby designates the District Manager, Landscape Specialist or a representative of the District Manager, to act as its representative.

B. The Contractor agrees to have a representative present at the regularly scheduled Board of Supervisors' monthly CDD meetings. The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items (Landscape Inspection Report) that should be corrected before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Landscape Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. Failure to submit the required monthly reports or responses will result in withholding payment of \$500 per instance. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Landscape Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. 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 Contract Work. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.

SECTION 22. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Darryl Adams ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall 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 Microsoft Word or Adobe PDF formats.

(remainder of page intentionally left blank)

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, RIZZETTA & CO., INC., 3434 COLWELL AVENUE, STE. 200, TAMPA, FL 33614, (813) 933-5571, INFO@RIZZETTA.COM.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 26. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 27. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2022, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 28. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 29. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List;

(iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Attest:

**MEADOW POINTE IV COMMUNITY
DEVELOPMENT DISTRICT**

Signature of Secretary

Signature of Chairperson, Board of Supervisors

Witness:

Signature of Witness

By: _____

Print Name: _____

Title: _____

- Exhibit A:** Scope of Services
- Exhibit B:** Landscape Maintenance Map
- Exhibit C:** Proposal Pricing (Part IV of Proposal Form)
- Exhibit D:** Form of Work Authorization
- Exhibit E:** Other Forms

EXHIBIT "A" - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. s. Contractor shall be responsible for training all its personnel in the technical aspects of Meadow Pointe IV CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – Where lots are adjacent to CDD property or common area containing any lake or pond, homeowners are responsible for mowing between the lot and shoreline. These pond banks are indicated as such on the maintenance exhibit with blue surrounded by green. Non-resident mowed pond banks identified on the overall Meadow Pointe IV Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to

water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles and Bald Cypress shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles & Bald Cypress trees less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb

pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Meadow Pointe IV. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. Palms and other trees planted on the pond banks between Ponds 2 & 4 and the backs of the homes in Provence are to be trimmed and fertilized by the CDD's vendor, NOT the residents. This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and

other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

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

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION: (Including palms planted on the pond bank Nos. 2 & 4 in Provence between the water and the rear of the lots.)

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde

P - Superphosphate, triple superphosphate, coated diammonium phosphate

K - Sulfur-coated potassium sulfate (may have additional polymer coating)

Mg - Kieserite (magnesium sulfate monohydrate) granules

Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy:
for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of susceptible palms and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as “CDD Maintained – with irrigation unless otherwise noted” on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities weekly; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency services shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately One thousand six-hundred and ninety (1,690) annuals in 4" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular deadheading, necessary soil adjustments, soil additives, fungicides and monthly slow-release nutritional requirements at no additional cost to District. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) at no additional cost to District, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1" thick. All this shall be provided at no additional cost to the District.

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

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

[END OF SECTION]

EXHIBIT B

Landscape Maintenance Map

(under separate cover)

EXHIBIT "C" - BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 339,149 yr.

- Storm Cleanup \$ 85 /hr. (do not include in General Landscape Maintenance total or Grand Total)

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to prevent in the prevention of die back and plant loss.

\$ 250 /application (do not include in General Landscape Maintenance total or Grand Total)

- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)

\$ 55 /hr. for employee with hand-held hose

\$ 250 /hr. for water truck/tanker

PART 2

49,595.00

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11+ Pre M	1	3400	\$4,215.00
April	24-0-11+ Pre M	.5	1700	\$2,500.00
June	20-0-10	1	4000	\$4,935.00
August	Micro mix package	(2 oz/3-5 gal. H2O/1,000 SF)	1720	\$1,200.00
October	20-0-10+ Pre M	1	3400	\$4,215.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-11+ Pre M	1	2000	\$4,000.00
April	24-0-11 + Pre M	1	2000	\$4,000.00
May	20-0-10 + Insecticide	1	2500	\$4,275.00
July	Micro mix package	(2 oz/3-5 gal. H2O/1,000 SF)	1000	\$750.00
August	20-0-10 + Insecticide	1	2500	\$4,275.00
October	24-0-11+ Pre M	1	2000	\$4,000.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	5	1000	\$2,400.00
June	8-0-10	5	1000	\$2,400.00
October	8-0-10	5	1000	\$2,400.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4Mg	1.5	176	\$1,000.00
May	8-2-12+4Mg	1.5	176	\$1,000.00
October	8-2-12+4Mg	1.5	176	\$1,000.00
December	8-2-12+4Mg	1.5	176	\$1,000.00

Please list any additional fertilization for those plant materials requiring specialized application

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	NA			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) 6,000.00
\$ _____ yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
5,520.00
\$ _____ /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Dates	23			

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 5,500.00 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 33,096 yr.

Freeze Protection (description of ability) Turn off all irrigation and cover all ground irrigation and well components with freeze cloth.

\$ _____/application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

175 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 56.25 /CY (app. April) \$ 9,843.75 /installation

And 375 CY Brown Mulch @ \$56.25 = \$21,093.75

130 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 56.25 /CY (app. October) \$ 7,312.50 /installation

280 CY Brown Mulch @ \$56.25 = \$15,750
Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 54,000 /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 3.30 /annual

\$ 5,577 /rotation

\$ 22,308 /yr. (if all rotations are performed - **do not include in Grand Total**)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 427,840 / Initial Term

FIRST ANNUAL RENEWAL	\$ <u>427,840</u> /yr.
SECOND ANNUAL RENEWAL	\$ <u>436,397</u> /yr.
THIRD ANNUAL RENEWAL	\$ <u>445,125</u> /yr.
FOURTH ANNUAL RENEWAL	\$ <u>454,027</u> /yr.

*Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number _____

Name and Title of Representative Shannon Dyer
(Please Print)

Representative's Signature 

Date 1/13/2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. 1-6-26 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 20____

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the second annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 347,706 yr.

- Storm Cleanup \$ 85/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to prevent die back and plant loss.

\$ 250/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 55/hr. for employee with hand-held hose

\$ 250/hr. for water truck/tanker

PART 2

49,595.00

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11 + Pre M	1	3400	\$4,215.00
April	24-0-11 + Pre M	.5	1700	\$2,500.00
June	20-0-10	1	4000	\$4,935.00
August	Micro Mix Package	(2 ox/3-5 gal. H2O/1,000 SF	1720	\$1,200.00
October	20-0-10+ Pre M	1	3400	\$4,215.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-11+ Pre M	1	2000	\$4,000.00
April	24-0-11+ Pre M	1	2000	\$4,000.00
May		1	2500	\$4,275.00
July		(2 ox/3-5 gal. H2O/1,000 SF	1000	\$750.00
August		1	2500	\$4,275.00
October	24-0-11+ Pre M	1	2000	\$4,000.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	5	1000	\$2,400.00
June	8-0-10	5	1000	\$2,400.00
October	8-0-10	5	1000	\$2,400.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4Mg	1.5	176	\$1,000.00
May	8-2-12+4Mg	1.5	176	\$1,000.00
October	8-2-12+4Mg	1.5	176	\$1,000.00
December	8-2-12+4Mg	1.5	176	\$1,000.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	N/A			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) 6,000.00
 \$ _____ yr.
 (if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
 5,520.00
 \$ _____ / yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Dates	23	4	\$60	\$5,520

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 5,500.00 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 33,096 yr.

Freeze Protection (description of ability) Turn off all irrigation and cover all ground irrigation and well components with freeze cloth

\$ 1,000 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

175 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 56.25 /CY
(app. October) \$ 9,843.75 /installation

And 375 CY Brown Mulch @ \$56.25 = \$21,093.75

130 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 56.25 /CY
(app. April) \$ 7,312.50 /installation

280 CY Brown Mulch @ \$56.25 = \$15,750

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 54,000 / yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 3.30 /annual

\$ 5,577 /rotation

\$ 22,308 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4- This is what contract will be written for)

\$ 427,840 / Second Annual Renewal

THIRD ANNUAL RENEWAL
FOURTH ANNUAL RENEWAL

\$ 445,125 /yr.
\$ 454,027 /yr.

***Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.**

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number _____

Name and Title of Representative Shannon Dyer - Business Development
(Please Print)

Representative's Signature 

Date 1/13/2026

PART 2

49,595.00

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11 + Pre M	1	3400	\$4,215.00
April	24-0-11 + Pre M	.5	1700	\$2,500.00
June	20-0-10	1	4000	\$4,935.00
August	Micro Mix Package	(2 oz/3-5 gal. H2O/1,000 SF)	1720	\$1,200.00
October	20-0-10 + Pre M	1	3400	\$4,215.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	24-0-11 + Pre M	1	2000	\$4,000.00
April	24-0-11 + Pre M	1	2000	\$4,000.00
May	20-0-10 + Insecticide	1	2500	\$4,275.00
July	Micro Mix Package	(2 oz/3-5 gal. H2O/1,000 SF)	1000	\$750.00
August	20-0-10 + Insecticide	1	2500	\$4,275.00
October	24-0-11 + Pre M	1	2000	\$4,000.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	5	1000	\$2,400
June	8-0-10	5	1000	\$2,400
October	8-0-10	5	1000	\$2,400

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4Mg	1.5	176	\$1,000.00
May	8-2-12+4Mg	1.5	176	\$1,000.00
October	8-2-12+4Mg	1.5	176	\$1,000.00
December	8-2-12+4Mg	1.5	176	\$1,000.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	n/a			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) 6,000.00
\$ _____ yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
5,520.00
\$ _____ /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
dates	23	4	\$60	5,520

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 5,500 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 33,096 yr.

<p>Freeze Protection (description of ability) <u>Turn off all irrigation and cover all ground irrigation and well components with freeze cloth.</u></p> <hr/> <hr/> <hr/> <p>\$ <u>1,000</u> /application (do not include in Irrigation Total or Grand Total)</p> <p>After hours emergency service hourly rate \$ <u>90</u> /hr. (i.e., broken mainlines, pump & wells, etc.)</p> <p>Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.</p> <hr/> <hr/> <hr/> <hr/>
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PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

175 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 56.25 /CY
(app. April) \$ 9,843.75 /installation
375 CY Brown Mulch @ 56.25 = \$ 21,093.75

And

130 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 56.25 /CY
(app. October) \$ 7,312.50 /installation
280 CY Brown Mulch @ 56.25 = 15,750

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 54,000 yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 3.30 /annual

\$ 5,577 /rotation

\$ 22,308 /yr. (if all rotations are performed - **do not include in Grand Total**)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 445,125 / Third Annual Renewal

FOURTH ANNUAL RENEWAL \$ 454,027 /yr.

***Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.**

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number _____

Name and Title of Representative Shannon Dyer - Business Development

(Please Print)

Representative's Signature 

Date 1/13/2026

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the fourth annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 365,336 yr.

- Storm Cleanup \$ 85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to aid in the prevention of die back and plant loss.

\$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 55 /hr. for employee with hand-held hose

\$ 250 /hr. for water truck/tanker

PART 2

49,595.00

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11 + Pre M	1	3400	\$4,215.00
April	24-0-11 + Pre M	.5	1700	\$2,500.00
June	20-0-10	1	4000	\$4,935.00
August	Micro mix package	2 oz/3-5 gal. H2O/1,000 Sf	1720	\$1,200.00
October	20-010 + Pre M	1	3400	\$4,215.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	24-0-11+ Pre M	1	2000	\$4,000.00
April	24-0-11+ Pre M	1	2000	\$4,000.00
May	20-0-10 + Pre M	1	2500	\$4,275.00
July	Micro Mix Package	2 oz/3-5 gal. H2O/1,000 Sf	1000	\$750.00
August	20-0-10 + Insecticide	1	2500	\$4,275.00
October	24-0-11+ Pre M	1	2000	\$4,000.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	5	1000	\$2,400.00
June	8-0-10	5	1000	\$2,400.00
October	8-0-10	5	1000	\$2,400.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12 +4Mg	1.5	176	\$1,000
May	8-2-12 +4Mg	1.5	176	\$1,000
Oct	8-2-12 +4Mg	1.5	176	\$1,000
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Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	n/a			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) 6,000.00
 \$ _____ yr.
 (if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
 5,520.00
 \$ _____ /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
dates	23	4	\$60	\$5,520

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 5,500.00 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 33,096 yr.

Freeze Protection (description of ability) Turn off all irrigation and cover all ground irrigation and well components with freeze cloth.

\$ 1,000 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

175 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 56.25 /CY
(app. April) \$ 9,843.75 /installation

375 CY Brown Mulch @ \$56.25 = \$21,093.75

And

130 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 56.25 /CY
(app. October) \$ 7,312.50 /installation

280 CY Brown Mulch @ \$56.25 = \$15,750

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 54,000 / yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 3.30 /annual

\$ 5,577 /rotation

\$ 22,308 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 454,027 / Fourth Annual Renewal

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number _____

Name and Title of Representative Shannon Dyer - Business Development

(Please Print)

Representative's Signature 

Date 1/13/2026

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	3,200	\$ _____ / event
Pond bank mowing, including line-trimming to water's edge:	4,000	\$ _____ / event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	1,600	\$ _____ / event
Tree Lifting:	2,000	\$ _____ / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	7,000	\$ _____ / event

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$ 45.00	_____ Hour
B.	Bush-Hog w/operator	\$ 145.00	_____ Hour
C.	Tractor w/operator	\$ 200.00	_____ Hour
D.	Supervisor with Transportation	\$ 85.00	_____ Hour
E.	Laborer with hand equipment	\$ 65.00	_____ Hour
F.	Truck w/driver	\$ 70.00	_____ Hour
G.	Irrigation Tech	\$ 80.00	_____ Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$ 90.00	_____ Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$ 125.00	_____ Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$ 90.00	_____ Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$ 125.00	_____ Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$ 90.00	_____ Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$ 125.00	_____ Hour
N.	Laborer for Additional Trash Pick-Up	\$ 49.00	_____ Hour
O.	Lump Sum Mowing (¹), entire community	\$ TBD	_____ Per Mow

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

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:

<u>General Labor</u>	\$ 75.00	_____ per Hour
<u>Chainsaw Labor</u>	\$ 85.00	_____ per Hour
<u>Heavy Equipment Operator</u>	\$ 145.00	_____ per Hour

B. Debris removal equipment unit costs:

<u>Dump Truck and Trailer</u>	\$ 100.00	_____ per Hour
<u>Wheel Loader and Chipper</u>	\$ 60.00	_____ per Hour
<u>Grapple Truck</u>	\$ 120.00	_____ per Hour

C. Other emergency/disaster related unit costs:

<u>Dump Truck or Dump Trailer</u>	\$ 300 Per Dump Load	_____ per Hour
<u>Grapple Truck Dump Load</u>	\$ 650 Per Dump Load	_____ per Hour
<u>_____</u>	\$ _____	_____ 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.

EXHIBIT D

Form of Work Authorization

**WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE
AND IRRIGATION MAINTENANCE SERVICES**

THIS WORK AUTHORIZATION (the "Work Authorization"), dated _____, 20__ authorizes certain work in accordance with that certain *Agreement for Landscape Maintenance Services* (the "Agreement"), dated _____, 20__, by and between:

Meadow Pointe IV Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the "**District**"); and

_____, a _____, (the "**Contractor**").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, irrigation and pond maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services").

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

SECTION 3. GOVERNING LANGUAGE. This Work Authorization, together with the Agreement, represents the entire understanding between the District and the Contractor with regard to the referenced Work Authorization. Except for the warranties provided to the District, none of the provisions of Exhibit A shall apply to this Work Authorization and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it describes the scope of services for the labor and materials to be provided under this Work Authorization.

SECTION 4. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**MEADOW POINTE IV COMMUNITY
DEVELOPMENT DISTRICT**

Signature of Secretary

Signature of Chairperson, Board of Supervisors

Signature of Witness

By: _____

Its: _____

Exhibit A: Proposal/Scope of Additional Services

EXHIBIT E

Other Forms

MEADOW POINTE IV CDD

DAILY WORK JOURNAL

(this form (or a similar form) must be filled out at the end of each daily visit and turned in to the clubhouse office)

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: *(Please notify District Rep. if any)*

MEADOW POINTE IV CDD
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

_____ **LOCATION:** _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

MEADOW POINTE IV REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

MEADOW POINTE IV CDD
IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

_____ **LOCATION:** _____

PROBABLE CAUSE OF DAMAGE: _____

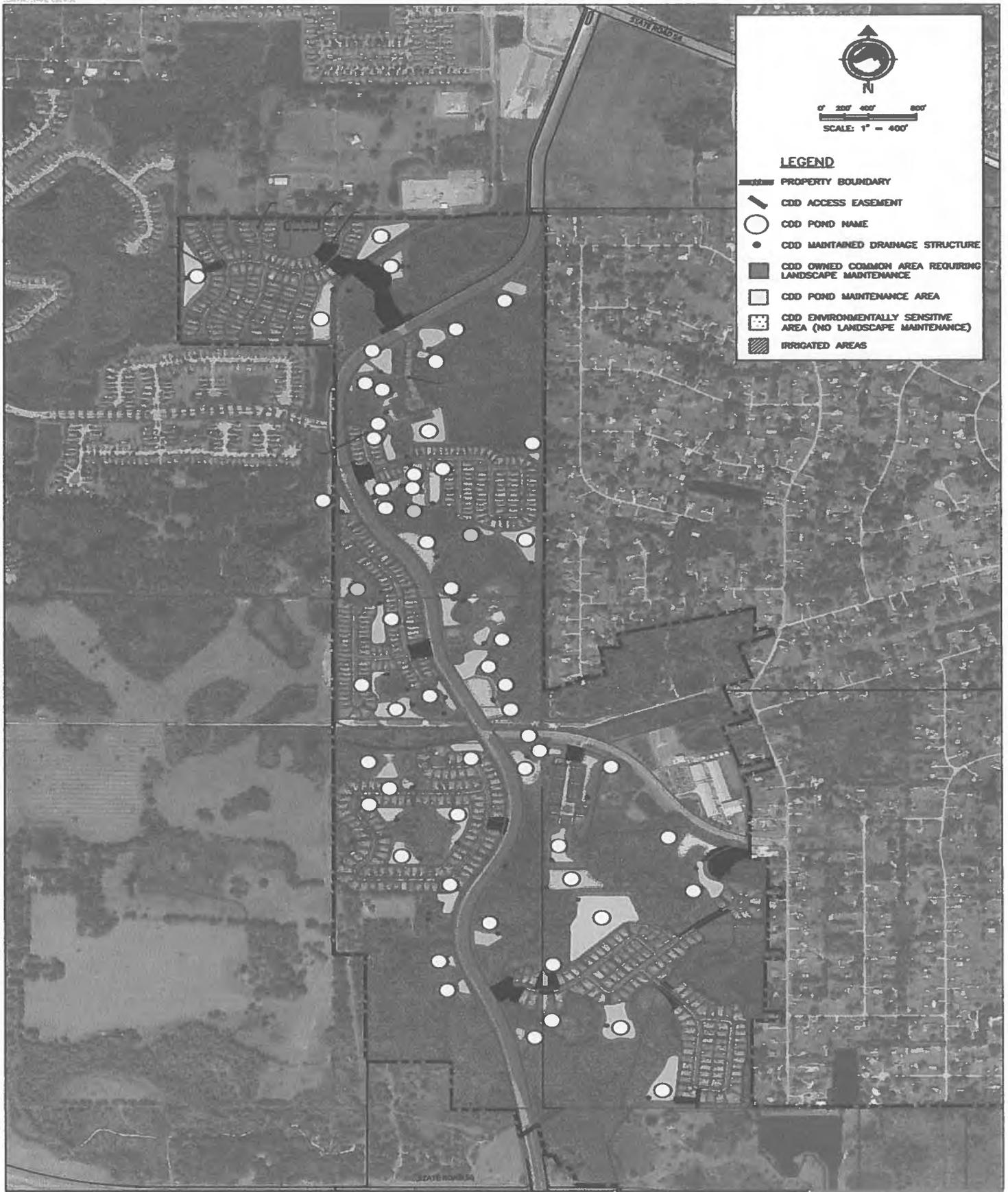
ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

IRRIGATION TECHNICIAN'S NAME: _____

MEADOW POINTE IV REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

***Map Not to Scale**





**Expert Care.
Proven Results.**

**Meadow Pointe IV
Community Development District
Landscape and Irrigation Maintenance Services
Hillsborough County, Florida**

January 15, 2025

To Meadow Pointe IV CDD Team,

On behalf of Russell Landscape, we are pleased to submit our proposal in response to the Meadow Pointe IV Community Development District's Request for Proposals for Landscape and Irrigation Maintenance Services. We have thoroughly reviewed the Project Manual, including the scope of services and evaluation criteria, and understand the importance of maintaining the District's common areas, amenities, entrances, ponds, and rights-of-way to a consistently high standard.

Russell Landscape brings extensive experience in large-scale community landscape maintenance, supported by a proven record of reliability, safety, and responsive service. Our proactive management approach emphasizes disciplined maintenance practices, clear documentation, and ongoing communication to ensure the long-term health, appearance, and sustainability of the community.

We appreciate the opportunity to be considered as a landscape maintenance partner for Meadow Pointe IV and welcome the opportunity to provide any additional information or clarification in support of our proposal.

Best regards,



**Teddy Russell,
Owner & CEO**



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**Expert Care.
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Introduction

January 15, 2025

Why Russell

Rooted in Excellence. Growing with Purpose

How we deliver:

- **One Point of Contact:** A dedicated account manager ensures clear, consistent communication.
- **Proven Experience:** Successfully maintain large-scale residential and HOA communities with similar scope, standards, and service demands as Meadow Pointe IV.
- **In-House Expertise:** From landscape architects to trained crews, your property is in expert hands.
- **Proactive Communication:** Routine walks, reports, and updates keep you informed.
- **Unwavering Standards:** Every section, every visit—held to one consistent level of excellence.

About Russell

Rooted in Excellence. Growing with Purpose.



16 Branches

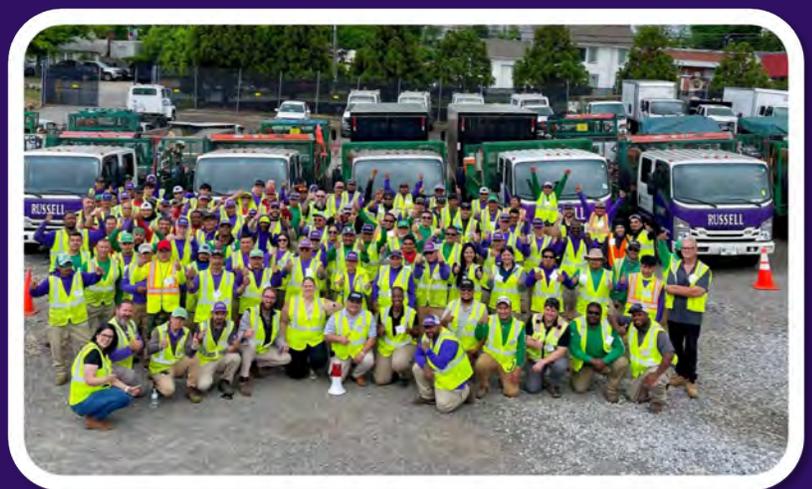
- Tampa
- St. Petersburg
- Pensacola
- Fort Walton
- Destin
- Acworth
- Canton
- Cobb
- Doraville
- Grayson
- Sugar Hill
- Savannah
- Charleston
- Raleigh
- Nashville
- Austin, TX

At Russell, our team is built on **decades of hands-on experience** in commercial landscaping.

From turf health to large-scale irrigation systems, plant selection, and seasonal color programs—we bring a deep understanding of what it takes to maintain and enhance complex landscapes.

Our experts don't just know the industry; they've helped shape it.

1,000+ Employees



About Russell

We know what it takes to maintain a property of this scale – and elevate it.

Family-owned and operated, based in Sugar Hill, GA

One of the **largest landscape firms in the Southeast**

Award-winning in both installation and maintenance

Among the Top 40 Landscape Contractors in the U.S.

Core Values



Faith & Family



Integrity



Heart of Service



Pursuit of Knowledge
& Excellence

Full-Service Capabilities

Russell Landscape Group offers a complete suite of commercial landscaping services, including:



Design / Build



Landscape
Installation



Irrigation
Install & Repair



Grading & Drainage
Solutions



Seasonal Color
Programs



Turf Establishment
& Sod Installation



Outdoor
Lighting



Site Amenities &
Furnishings



Hardscapes



Horticulture



Landscape
Maintenance

Single point of contact

Clear, Consistent Communication

To ensure successful service delivery, Russell Landscape will assign a dedicated Account Manager (bio on following slides) to manage Meadow Pointe IV. Responsibilities will include:

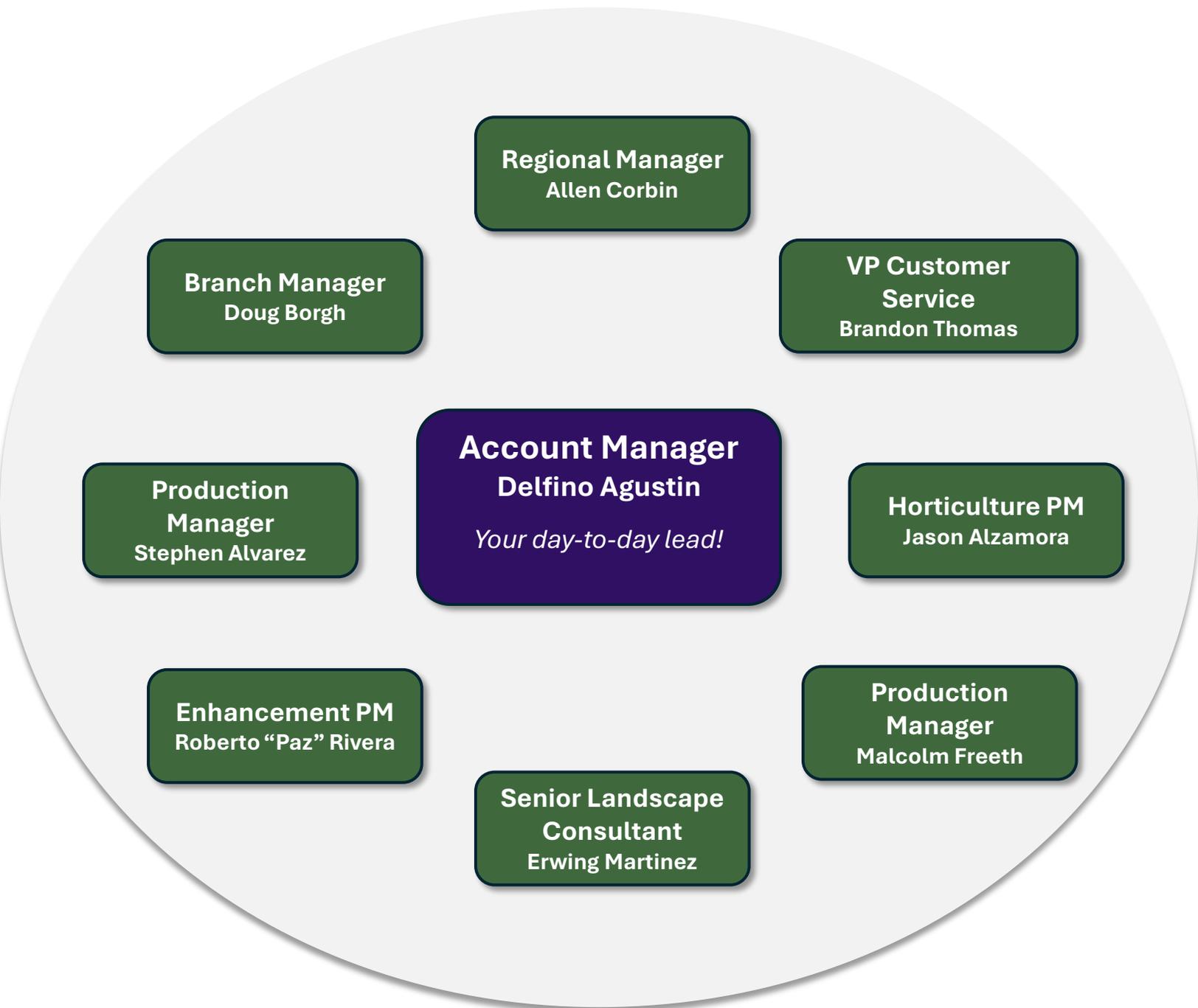
- **Serving as the single point of contact**
- **Conducting regular site walks and coordination meetings**
- **Evaluating current landscape conditions and identifying enhancement opportunities**
- **Verifying completion of previous requests**
- **Aiming to minimize surprises through proactive communication**

Following each walk, a written report will be shared with the property management team. This report will serve as:

- **A 30-day action plan for Russell**
- **A communication tool for property managers to update internal stakeholders**

Full team support

Deploying our full team to support your needs



Your Dedicated Russell Team

Experts in their craft

Delfino Agustin

Account Manager

Delfino has over 20+ years of experience with commercial landscape management, a vast plant identification knowledge, and holds multiple licenses. Delfino brings a wealth of knowledge and a results-driven mindset to his role as Russell Landscape Account Manager. With a sharp eye for detail and a deep understanding of both horticulture and client service, Delfino is known for transforming challenges into opportunities and consistently exceeding expectations. Whether it's navigating the complexities of high-profile communities or enhancing curb appeal, Delfino leads with professionalism.

 (C) 941.414.1986

 delfinoa@russelllandscape.com

Doug Borgh

Branch Manager

Doug brings nine years of progressive landscape management experience, advancing from crew member to leadership roles in maintenance, enhancements, irrigation, and operations. Joining Russell Landscape through the Southern Hospitality acquisition, he played a key role in expanding and improving maintenance operations. Holding NALP and FNGLA certifications, Doug pairs strong technical expertise with proven leadership to deliver consistent, high-quality results. A former coach with the Blue Jays and Yankees, he applies the same focus on teamwork, discipline, and performance to every project.

 (C) 727.385.8265

 dougb@russelllandscape.com

Allen Corbin

Regional Manager

With six years of total experience at Russell Landscape, Allen has steadily advanced through the ranks, demonstrating a strong work ethic, technical knowledge, and leadership skills. His career reflects a deep commitment to both personal and professional growth, with a proven track record of delivering results across multiple roles. As a Certified Crop Advisor, Allen brings a science-based, solutions-oriented approach to landscape management—supporting healthy, sustainable landscapes and excellent client outcomes.

 (C) 470.760.2528

 allenc@russelllandscape.com

Your Support Services Team

Experts in their craft

Stephen Alvarez Production Manager

Stephen brings over 10 years of horticultural experience to the team, including six years at Russell Landscape. His deep expertise and hands-on leadership consistently drive the success of our projects. He reports directly to the Account Manager and plays a key role in managing daily operations and maintaining the highest quality standards.

 (C) 813.610.5389  stephena@russelllandscape.com

Roberto “Paz” Rivera Enhancement Crew Leader

As our Enhancement Crew Leader, Paz holds a key leadership role within the division. He oversees a variety of high-impact projects—including seasonal color installations, sod replacement, tree work, and site clean-ups—while consistently ensuring quality and efficiency. Paz reports directly to the Account Manager.

 (C) 470.573.7332

Jason Alzamora Horticulture Production Manager

As Horticulture Production Manager, Jason plays a vital role in supporting service operations, including oversight of our irrigation management program. With over 15 years of landscaping experience and certification as an arborist, he brings specialized expertise in tree care. Jason also manages the enhancement division and holds OSHA certification. He reports directly to the Account Manager.

 (C) 941.713.7041  jasona@russelllandscape.com

Malcolm Freeth Production Manager

With over 25 years of experience in the landscape industry, Malcolm Freeth brings extensive leadership and operational expertise to the role of Landscape Production Manager. Throughout his career, he has successfully managed large-scale commercial landscape operations, including serving as Branch Manager for a highly competitive, nationally recognized commercial landscape firm.

Your Corporate Leadership Team

Experts in their craft

Brandon Thomas

Vice President – Customer Service

A member of the Russell Landscape team since 2000, Brandon brings over 20 years of experience in the landscape industry. He holds a Bachelor of Science in Landscape Horticulture from Auburn University (Class of 1999) and is a Certified Landscape Professional. His involvement in organizations such as the Turfgrass Association, Urban Agriculture Council, and Community Association Institute reflects his deep commitment to industry excellence and client service.

 (C) 770.391.9068

 brandont@russelllandscape.com

Josh Camp

Vice President - Maintenance

A graduate of Abraham Baldwin Agricultural College with a degree in Turfgrass and Golf Course Management, Josh brings over 20 years of experience in the commercial landscape industry. Since joining Russell Landscape in 2015 as an Account Manager, he has quickly advanced into a key leadership role. His broad expertise spans horticulture, landscape installation, floriculture, irrigation, commercial maintenance, and enhancement services—exemplifying our commitment to industry-leading talent and service excellence.

 (C) 404.557.5450

 joshc@russelllandscape.com



**Expert Care.
Proven Results.**

Scope and Strategy

January 15, 2025

Understanding the scope

We understand that the Meadow Pointe IV Community Development District is seeking an experienced, fully qualified landscape and irrigation maintenance contractor capable of delivering consistent, contract-compliant services across all District-maintained areas. The Project Manual clearly establishes expectations that extend well beyond routine groundskeeping and require a disciplined, well-managed program that protects District assets, enhances community appearance, and complies with Chapter 190, Florida Statutes, applicable regulatory requirements, and District standards.

The Scope of Services demands precise execution of scheduled turf maintenance, ornamental and tree care, irrigation system operation and inspection, debris and litter removal, and adherence to defined mowing frequencies, pruning standards, fertilization practices, and seasonal service requirements. We recognize the importance of meeting these prescribed standards while maintaining operational flexibility to respond appropriately to seasonal growth cycles, weather conditions, and site-specific needs unique to Meadow Pointe IV.

Equally critical to the District's expectations are qualified and properly certified personnel, consistent on-site supervision, reliable equipment, and strict adherence to horticultural and irrigation best practices to ensure uniform, high-quality results throughout the community. We also understand the District's emphasis on accountability and communication, including required reporting, coordination and authorization of irrigation repairs, participation in inspections and Board meetings, and prompt responsiveness to direction from the District Manager and Field Manager.

Our approach is structured to meet these requirements consistently, support long-term landscape health and infrastructure performance, and provide Meadow Pointe IV CDD with a dependable, transparent, and professional maintenance program throughout the full term of the contract.

Our Approach to Operational Management

Executing—and Exceeding—Contract Expectations

At Russell, our operational management approach is intentional, disciplined, and results-driven. We believe in scripting our operations to deliver maximum quality and consistency for your community.

We utilize detailed **Operational Path of Motion Maps** and **Sequencing Plans** to ensure every man-hour delivers optimal value. This structured methodology is designed to enhance efficiency, quality, and transparency.

What does this mean for your community?

Confidence and peace of mind, knowing that we not only have a plan, but that we're executing it with precision. Our approach ensures complete predictability of where our teams will be and when, fostering accountability and delivering a seamless experience to residents and board members alike.

This proactive planning also improves communication and creates a shared framework that allows Russell and Meadow Pointe IV to resolve issues quickly and effectively.

SAMPLE MOWING MAP

mapa de corte

KEY:



Parking
Aparcamiento



Start Mowing Here

- Follow arrows in direction
- Comience a cortar aqui*
- Sigue las flechas en direccion*



Stop Mowing Here
Deja de cortar aqui



Follow Arrow Direction

Seguir la direccion de la flecha



Staffing Plan & Maintenance Execution

Dedicated Crews, Calculated Hours and Full Accountability

Russell Landscape has carefully calculated the specific number of man-hours required to maintain each area of the property, both individually and collectively, ensuring efficient and effective service delivery.

To meet the demands of the growing season, we deploy a dedicated team structure designed for performance and accountability:

Full-Time Account Manager – primary point of contact

Full-Time Production Manager – oversees all field operations and crews

(1) Two-Person Irrigation Team – performs monthly wet checks and completes in-contract irrigation repairs to maintain proper system function and water efficiency

(1) Two-Person Horticulture Team – specialized care for plant material, including fertilization, pest/disease management

(3) Four-Person Maintenance Team – mowing, edging, and trimming (2 10-hour days)

To ensure no service item is left incomplete, additional crews are available on Fridays and weekends to address special requests or any outstanding maintenance needs from the regular weekly visits.

All crews are fully equipped with the necessary tools and machinery, including large and push mowers, metal-blade edgers, string trimmers, blowers, backpack sprayers, and essential hand tools such as pruning shears, shovels, tarps, rakes, and brooms.

Project Leadership

Delfino Agustin – Account Manager – Oversee day to day operations – 20+ years experience

Steven Alvarez – Production Manager – Oversee day to day operations – 10+ years experience

Jason Alzamora – Enhancement Manager – Oversee enhancement ops. – 15+ years experience

Montel Williams – Hort. Tech – Oversee hort. Program – 5+ years experience

Malcom Freeth – Production Manager – Oversee day to day ops – 20+ years experience

Erwing Martinez – Senior Landscape Specialist – Overall landscape experience – 35+ years exp.

Doug Borgh – Branch Manager – Oversee all ops. – 15+ years experience

Darin Rath – Senior Account – Assist account manager – 20+ years experience

Carlos Adams – Production Manager – Quality control – 12+ years experience

Nestor Gomez – Lead tech – irrigation management – 13+ years experience

Shawn Rosell – Irrigation manager – Irrigation Management – 25+ years experience

Equipment Availability & Commitment

Prepared, Equipped, and Ready to Perform

Equipment	
36" Mower - Wright	72" Mower - John Deere
Trailer - Down 2 Earth	48" Mower - John Deere
RTV - John Deere	72" Mower - John Deere
36" Mower - Exmark	72" Mower - John Deere
36" Mower - Wright	72" Mower - John Deere
36" Mower - Exmark	48" Mower - John Deere
72" Mower - Exmark	36" Mower - John Deere
RTV - American Landmaster	54" Mower - John Deere
36" Mower - Wright	36" Mower - John Deere
52" Mower - Exmark	48" Mower - Exmark
48" Mower - Exmark	48" Mower - Exmark
72" Mower - Exmark	36" Mower - John Deere
96" Mower - Exmark	36" Mower - John Deere
48" Mower - Exmark	48" Mower - John Deere
48" Mower - Exmark	48" Mower - John Deere
72" Mower - Exmark	58" Mower - John Deere
96" Mower - Exmark	58" Mower - John Deere
Trailer - Hardeebilt Trailers	72" Mower - John Deere
52" Mower - Exmark	72" Mower - John Deere
72" Mower - Exmark	60" Toro Reelmaster
52" Mower - Exmark	Stihl Backpack Blowers
48" Mower - Exmark	Stihl Hedge Trimmers
48" Mower - Exmark	Stihl Stick Edgers
48" Mower - Exmark	Stihl Gas Shears
86" Reel Mower - John Deere	Stihl Pole Chainsaws
Isuzu 1-Ton Trucks w/ 600 Gl	
Spray Rigs	Honda Pressure Washer
	Little Wonder Street
Isuzu 1-Ton Equipment Trucks	Blower
Bed-Trenching Machine	

This Equipment List outlines the equipment currently available and designated for regular use on your property.

If additional tools or machinery are needed to meet site-specific requirements, Russell Landscape is fully prepared to allocate or procure the necessary resources to ensure all performance standards are met without compromise.

TRANSITION PLAN:

First 30 Days:

- ❖ Conduct inspection of service location with the Meadow Pointe CDD team. Provide typed results of inspection with items to address within the first 30 days by Russell's operational team. Ensure all have a clear understanding of the primary concerns and expectations to ensure site improvement from day one.
- ❖ Obtain soil samples of turf from multiple areas for base line reading of pH and soil needs. Depending on soil test results, we will update our recommended turf program for the coming year. Address any broad leaf weeds and grassy weeds in the turf and establish chemical plan for common areas based on existing strand of turf grass.
- ❖ Russell's irrigation team will conduct a complete evaluation of any existing irrigation systems, checking irrigation heads, valves, controllers, and settings. Check to ensure each controller has automatic rain sensors and zone separation. Note irrigation issues such as broken heads, electrical issues, broken lateral lines or main lines. Provide the Meadow Pointe CDD team a detailed monthly irrigation inspection and summary report. Detailed irrigation mapping of the system showing main line shut offs, types of heads, zone coverage, and recommendations to improve/reduce water usage can be provided at an additional fee after system functionality has been restored.
- ❖ Inspect planting beds, review mulching schedule, and address bare areas in the planting beds. Establish defined bed lines using bed line trencher and shovels incorporating all natural areas and bare spots due to tree cover or other natural cause. Identify/address unsightly plants-and make recommendations, remove dying or dead plants and develop a replacement plan for Meadow Pointe if desired.
- ❖ Seasonal color team to inspect all seasonal color beds, treat insect infested or diseased plants, apply fertilizer, and touch up with fresh mulch. Schedule a meeting with Meadow Pointe CDD's team to discuss spring color designs and goals for the future.
- ❖ International Society of Arboriculture (ISA) Certified Arborist to conduct a tree inspection, note pruning requirements, insect disease or fertility issues, and make recommendations to address any safety issues. Insure we have building clearance and security lights are not being obstructed by tree limbs.
- ❖ Begin building Integrated Pest Management (IPM) program
- ❖ Provide Meadow Pointe leadership with our 24/7 contact information, including cell phone numbers and email addresses for contacting our managers in the event of an emergency.
- ❖ Take pictures of sites to document existing conditions and to demonstrate improvements moving forward.

First 60 days:

- ❖ Conduct our 2nd inspection with Meadow Pointe CDD team to review prior month's results and ensure all items have been addressed. Provide a written report and grade the property from an overall impression to determine focus for the next 30 days.
- ❖ Make recommendations with cost estimates for enhancements to Meadow Pointe team for budgeting purposes specifically looking for security issues and visual improvement. Intent is to ensure the overall safety and curb appeal of the community with an agreed plan for execution with the Meadow Pointe CDD team.
- ❖ Follow up with our seasonal color designs for the next scheduled color install. Seasonal color team to have completed several inspections and treatments by this point. Evaluate progress and make necessary changes in protocol to get results expected.
- ❖ Evaluate turf quality and plant health, related to fertility, insect and disease and overall plant vigor. Make necessary changes to plant healthcare program of Integrated Pest Management (IPM) strategy to maximize plant and turf vigor.
- ❖ Continue to monitor irrigation systems operational performance. Provide recommendations to adjust systems operations based on input from the maintenance team.

First 90 days:

- ❖ Conduct our 3rd inspection with the Meadow Pointe CDD team, review previous property inspection to ensure all items have been addressed. Provide property inspection report and grade the property assessment.
- ❖ Monitor success of IPM system and modify as needed to ensure plant and turf vigor.
- ❖ Seasonal color team to identify any beds in need of rework prior to the next change out so we capture as part of the planting for next season.

General Note:

All lawn care and landscaping maintenance activities by the contractor are pursuant to the Statement of Service set forth in the RFP.



**Expert Care.
Proven Results.**

Program Details

January 15, 2025

Proactive Oversight and Reporting

Inspections, Photos, and Team Checks for Consistent Quality

At Russell Landscape, we strive to provide the highest level of quality and customer service. To maintain this standard, we have several internal protocols in place to keep communication open and ensure service excellence.

Each month, we conduct a walk or ride of the grounds with the community representative to assess current conditions, review potential enhancement projects, verify completion of prior requests, and minimize unexpected issues. We generate a written report with photographs from each visit. This report serves as our action plan for the next 30 days and can also be used by management to update property owners, citizens, tenants, and supervisors on current conditions and upcoming plans. A sample report is provided below.

Internally, we perform periodic scoring of each property to evaluate the performance of our teams, managers, and crew leaders. These scores serve as teaching and motivational tools, fostering friendly competition and celebrating successes.

By combining these two reporting methods, we ensure multiple sets of eyes review each property monthly, emerging issues are addressed proactively, and consistent communication is maintained.

Site Audit Example



CURRENT CONDITION

Grassy weed presence noted in entrance turf / bed area.

OUR APPROACH

Grassy weed presence noted in entrance turf / bed area.



BED EDGING OBSERVATIONS

Some bed edges currently appear uneven or lack definition in key areas

OUR APPROACH

Defined, clean bed lines will be maintained consistently to elevate the property's appearance and reinforce landscape structure.



Site Audit Example, cont.



Trimming Observation

Overgrowth and vine runners noted in various shrubs and ground cover areas.

OUR APPROACH

Defined, clean bed lines will be maintained consistently to elevate the property's appearance and reinforce landscape structure.

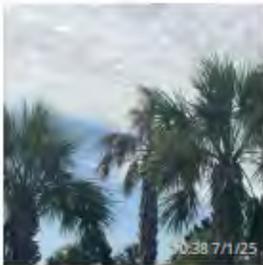


PALM HEALTH OBSERVATION

A few palms on site appear to be declining or are dead.

OUR APPROACH

We recommend the removal of any non-viable palms, followed by appropriate replacement to maintain visual balance and canopy coverage. Perform regul palm pruning to promote healthy growth.



Site Audit Example, cont.



TURF CONDITION OBSERVATION

Areas of thinning, bare spots or damaged turf are noted.

OUR APPROACH

Replacement will be done using matching turf varieties to ensure seamless integration. Once installed, we will implement proper irrigation adjustments to promote establishment of install, and long-term turf health.



Design-Driven Enhancements

Powered by Russell's In-House Design & Enhancements Team

At Russell Landscape, we value long-term partnerships and take pride in delivering impactful, high-quality landscapes that enhance community appeal and functionality.

As part of our commitment to Meadow Pointe IV, we bring the strength of our **in-house landscape architecture and enhancements team**, a dedicated group focused on reimagining and revitalizing existing community spaces.

Our team works directly with property managers, boards, and stakeholders to:

- Identify high-impact enhancement opportunities
- Provide design guidance tailored to each community's character and needs
- Ensure seamless, efficient implementation using Russell's own crews

We've helped master-planned communities across the region evolve and thrive through smart, sustainable upgrades, and we'd welcome the opportunity to bring that expertise to Meadow Pointe IV.



Lifetime Warranty

Designed to Thrive, Supported for Life

To reinforce our commitment to a long-term, mutually beneficial partnership, Russell Landscape offers:

- ***Lifetime warranty*** on all plant material we install—
applicable to both renovations and new construction
- **Warranty is valid with *active irrigation* and *ongoing maintenance by Russell Landscape***

This offering underscores our confidence in the quality of our work and dedication to lasting results.





**Expert Care.
Proven Results.**

Standards and Assurance

January 15, 2025

Safety Commitment

Russell Landscape has a moral and business obligation to provide a safe work environment for its employees, subcontractors, and the public. It is, therefore, the company's policy to abide by the Occupational Safety and Health Standards and to initiate and maintain appropriate practices that promote safety in the work environment.

All our employees and subcontractors are required to attend a weekly safety program. All employees and Subcontractors are also given a company Safety Manual as well as Company Safety Rules upon hire, for their review and signature. These items include, but are not limited to:

- Safety Acknowledgement Form - Highway Right of Way Safety Training
- Construction Jobsite Safety Rules - Substance Abuse Policy – Hazard Communication/MSDS - Regular Safety Training - Fire Extinguisher Safety
- Fall Protection Safety - Lawn Maintenance Safety - Emergency Planning - Ladder Safety - Housekeeping/Clean-up - Electrical Safety - Excavation and Trenching Safety - Crane and Rigging Safety - Vehicle Safety - Accident Reporting

In addition, all employees are required to wear official Russell Landscape work shirts, khaki work pants, hard toe boots, yellow reflective logoed safety vests, and all appropriate PPE (Personal Protective Equipment) as determined by job specifics.

Official Maintenance Crew Uniform



Safety Commitment, cont.

Safety Vision Statement

At Russell, safety is not just a policy—it's a mindset, a behavior, and a core value embedded in our culture. It starts at the top, with leaders setting the standard through their actions. To cultivate true buy-in, we must embody safety ourselves before we can expect others to follow. Our ultimate objective is simple yet uncompromising: **every team member returns home in the same condition they arrived—without exception, without excuse.**

Safety Expectations – What We Stand For

At every level of Russell Landscape, we commit to doing the right thing—even when it's inconvenient. Safety isn't negotiable. It's how we operate.

We will:

Lead by Example – Every leader sets the tone. Every team member follows through. Safety is modeled, not just mentioned.

Prioritize the Process, Not the Pace – If a task can't be done safely, it won't be done at all. Slowing down to do it right is not a weakness—it's discipline.

Hold Each Other Accountable – From the field to the front office, we call it like we see it. If something is unsafe, we say so. Silence is complicity.

Speak Up, Step In – See something? Say something. We have zero tolerance for looking the other way.

Own the Outcome – Each of us is responsible for our safety and for protecting the people around us. That's real accountability.

Build a Culture Where Safety Thrives – Safety isn't a program. It's a culture we're building daily—through action, communication, and consistency.

This is our standard. This is how we protect our people, our business, and our future.

Disaster Recovery

Disaster Response and Emergency Preparedness

At Russell Landscape, we take pride in being readily available to our customers during times of need. While most of the disaster and emergency work we manage is related to storms or severe weather, we approach each situation with foresight and preparedness.

In many cases, we receive advance warning of potential weather events and proactively reach out to our clients to establish the best course of action. Because the exact nature of these events is unpredictable, we plan for worst-case scenarios—stocking materials, staging equipment, and preparing crews in advance.

With a fleet of over 300 service vehicles and nearly 1,000 employees across the Southeast, we are well-equipped to mobilize quickly and provide immediate support when and where it's needed most.


APPROVAL FOR SEVERE STORM CLEAN-UP

This agreement is entered into between **Russell Landscape Group and affiliates**, "Provider" and _____, "Customer", for the purpose of the removal of debris created by severe weather. Severe weather includes, but is not limited to, hurricanes, tornados, snow and ice events.

- Agreement to include removal and disposal of debris as a result of a severe storm event. Large limbs and debris will be moved from roads and sidewalks, out of pedestrian and vehicle pathways, for later pick up.
- Entry and exit points to the property will be first priority unless directed otherwise.
- Any tree or limb debris that is found to be against structures or utilities will be considered high risk. Removal of these items will be handled by a licensed arborist and will incur additional fees outside this agreement. These fees will be negotiated before commencement of service.
- Provider will be on call 24 hours per day during severe weather events. Agreement rates will be 50% more during Holidays and Weekends. Work cannot be completed during State or County mandated curfew hours.

To perform the above stated services, Provider shall be compensated by Customer as follows:

- \$250.00 per hour for skid steer/ loader. Includes operator.
- \$3,000.00 NTE per 40 cubic yard container of organic waste.
- \$75.00 per hour per general labor.
- If additional out of state labor and equipment is required and approved by the customer, lodging and travel cost will be agreed upon before beginning work.

The compensation rates for stated services outlined herein are guaranteed through January 31, 2026. Provider reserves the right to modify rates beyond this date.

This Agreement is separate and independent from any existing Landscape Maintenance Contract or any other agreements between Customer and Provider, including but not limited to contracts for regular landscape maintenance, snow removal, or irrigation services.

- Hurricane clean-up and storm debris removal are not covered under the routine landscape maintenance agreement.
- Routine maintenance visits cannot be substituted or delayed in exchange for hurricane or storm clean-up services. There are no savings to either party by doing so. On the contrary, delaying routine maintenance increases the cost of overall maintenance because the Provider must catch up on deferred work after clean-up operations are completed.

Version 5.30.25

Hold Harmless and Indemnification:

Customer agrees to indemnify, defend, and hold harmless Provider and its officers, directors, employees, agents, and subcontractors from and against any and all claims, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to:

- Damage to Customer's property or third-party property resulting from storm clean-up services, except to the extent caused by Service Provider's gross negligence or willful misconduct.
- Bodily injury or death of any person, except to the extent caused by Service Provider's gross negligence or willful misconduct.

Provider shall not be liable for delays or inability to perform services due to circumstances beyond its control, including but not limited to severe weather conditions, governmental orders, or limitations on access to the Property.

<input type="text"/>	<input type="text"/>
<small>NAME AND CAPACITY</small> Property OWNER OR CONTRACTING REPRESENTATIVE	<small>DATE</small>
<input type="text"/>	<input type="text"/>
<small>NAME AND CAPACITY</small> CONTRACTOR; Russell Landscape Group and affiliates	<small>DATE</small>

For Digital Use: Click here to submit to Russell Landscape

Version 5.30.25

References

Our team has extensive experience providing landscape and irrigation maintenance for large-scale residential communities, HOA-managed properties, and commercial sites with comparable service requirements. These projects have equipped us with the expertise to meet the standards at Meadow Pointe IV.

Kings Point – Sun City West Master Association

Service Time: 2022-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:

Shawna Deiulio



(P) 813.955.6886



shawna@kpmaster.com



References



Bay Breeze

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:

Kevin Hitson

 (P) 919.664.4343

 Baybreezehoa.president@gmail.com

Fairway Village

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:

Raymond Leclair

 (P) 727.807.8001

 rleclair47@gmail.com

Anchor Cove

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:

Wayne Copeland

 (P) 813.601.6523

 Coronawizard@gmail.com

References

Our success in delivering full-service landscape maintenance and enhancements at this scale, across multiple markets, demonstrates our ability to maintain consistent standards, regardless of geography. The systems, staffing models, and service protocols proven in these communities will directly inform our approach at Meadow Pointe IV.

Sandestin Golf and Beach Resort

Service Period:
2011-Present

Ongoing full-service landscape maintenance and enhancements for a 2,400 acre resort community in Sandestin, Florida.



Contact: Kyle Ray

☎ (P) 850.424.5955

✉ kray@soaowners.com

Idylwilde

Service Period:
2022-Present

Ongoing full-service landscape maintenance and enhancements of 200 home resort style community in Canton, Georgia.



Contact: Molly McGrory ☎ (P) 770.596.6599

✉ mollymcgrory@gmail.com

Certificate of Insurance

Page 1 of 2



CERTIFICATE OF LIABILITY INSURANCE

DATE (MMDDYYYY)
 10/31/2025

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 Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P. O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: WTW Certificate Center PHONE (AC No Ext): 1-877-945-7378 FAX (AC No): 1-888-467-2378 E-MAIL ADDRESS: certificates@wtwco.com														
INSURED Russell Landscape Florida, LLC 4300 Woodward Way Sugar Hill, GA 30518	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC#</th> </tr> <tr> <td>INSURER A: Ascot Specialty Insurance Company</td> <td>45055</td> </tr> <tr> <td>INSURER B: Safety National Casualty Corporation</td> <td>15105</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC#	INSURER A: Ascot Specialty Insurance Company	45055	INSURER B: Safety National Casualty Corporation	15105	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES
CERTIFICATE NUMBER: W41563215
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	ADJL	SUBR	POLICY NUMBER	POLICY EFF (MMDDYYYY)	POLICY EXP (MMDDYYYY)	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 checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			#EGL2510005535-01	11/01/2025	11/01/2025	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
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			CA6676830	11/01/2025	11/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	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	LDS4069023	11/01/2025	11/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Complete Named Insured Schedule: Russell Landscape Group, Inc; Russell Landscape, LLC; Russell Landscape Florida, LLC; Russell Landscape of Tennessee, LLC; Russell Landscape Partners, LLC; Verna Hills, LLC; RUHO, LLC; WER Holdings, LLC; Russell Landscape LLC dba ColorBurst; WLM Holdings, LLC; Georgia Green Grounds Care, LLC; Executive Landscaping, LLC; Southern Hospitality Lawn & Landscaping LLC

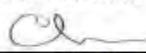
CERTIFICATE HOLDER

For Information Only

CANCELLATION

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

AUTHORIZED REPRESENTATIVE



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 ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD
 SR ID: 28779954 BAYCOR: 4186612

Certificate of Insurance

AGENCY CUSTOMER ID: _____	
LOC #: _____	
	ADDITIONAL REMARKS SCHEDULE
Page <u>2</u> of <u>2</u>	
AGENCY Willis Towers Watson Insurance Services West, Inc.	NAMED INSURED Russell Landscape Florida, LLC 4300 Woodward Way Sugar Hill, GA 30518
POLICY NUMBER See Page 1	EFFECTIVE DATE: See Page 1
CARRIER See Page 1	NAIC CODE See Page 1
ADDITIONAL REMARKS	
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM, FORM NUMBER: <u>25</u> FORM TITLE: Certificate of Liability Insurance	
<p>Excess Liability & Excess Business Auto Policies: Excess Liability: \$2M XS GL & EL: Carrier: Ascot Specialty Insurance Company Policy Number: ESXS2510005534-01 Effective: 11/1/2025-11/1/2026 Each Occurrence Limit: \$2,000,000 Aggregate Limit: \$2,000,000 Policy provides excess coverage to primary General Liability policy #ESGL2510005535-01 and Employers Liability policy #LDS4069023</p> <p>Excess Liability: \$1M XS Auto: Carrier: Gotham insurance Company Policy Number: EX202500005564 Effective: 11/1/2025-11/1/2026 Each Occurrence Limit: \$1,000,000 Aggregate Limit: \$1,000,000 Policy provides excess coverage to primary Automobile Liability policy #CA6676830</p> <p>Excess Liability: \$3M XS \$2M Carrier: Homesite Insurance Company of Florida Policy Number: CXP-060748-00 Effective: 11/1/2025-11/1/2026 Each Occurrence Limit: \$3,000,000 Aggregate Limit: \$3,000,000 Policy provides excess coverage to primary General Liability(ESGL2510005535-01), Automobile Liability (CA6676830), Employers Liability (LDS4069023) Excess Liability (ESXS2510005534-01) and Excess Automobile Liability (EX202500005564)</p>	
ACORD 101 (2008/01) © 2008 ACORD CORPORATION. All rights reserved.	
The ACORD name and logo are registered marks of ACORD	
SR ID: 28779954	BATCH: 4186612
CERT: W41563215	

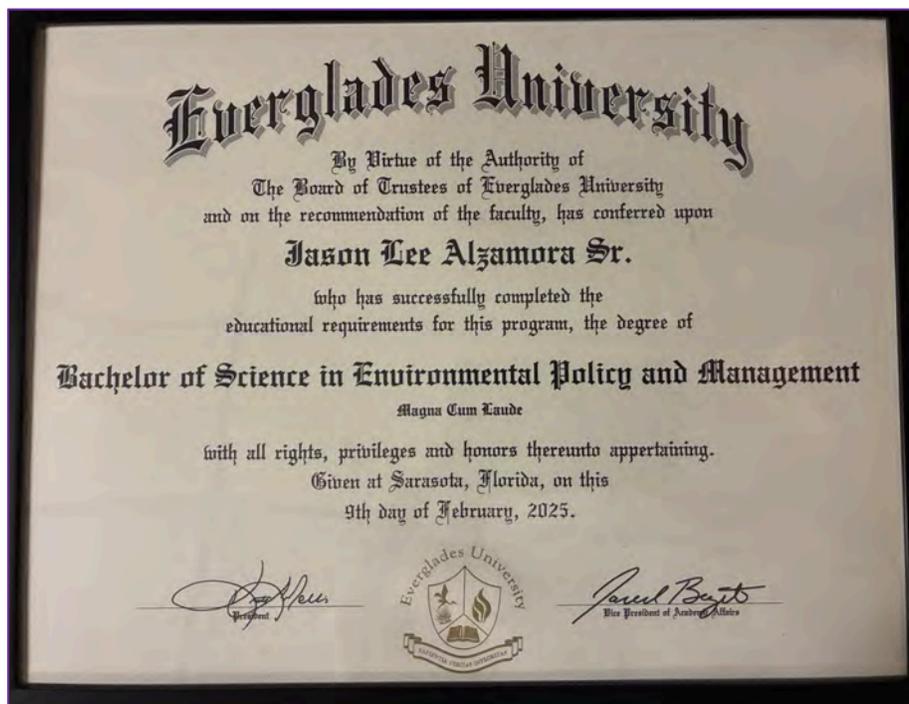
Certificate of Insurance & W-9

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.																																																						
Before you begin. For guidance related to the purpose of Form W-9, see <i>Purpose of Form</i> , below.																																																								
Print or type. See Specific Instructions on page 3	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Russell Landscape Florida, LLC																																																							
	2 Business name/disregarded entity name, if different from above.																																																							
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)																																																						
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>																																																							
	5 Address (number, street, and apt. or suite no.). See instructions. P.O. Box 96747	Requester's name and address (optional)																																																						
	6 City, state, and ZIP code Charlotte, NC 28296-6747																																																							
	7 List account number(s) here (optional)																																																							
Part I Taxpayer Identification Number (TIN)																																																								
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later.																																																								
Note: If the account is in more than one name, see the instructions for line 1. See also <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.																																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="9" style="text-align: center;">Social security number</td> </tr> <tr> <td style="width: 25px;"> </td><td style="width: 25px;"> </td> </tr> <tr> <td colspan="9" style="text-align: center;">OR</td> </tr> <tr> <td colspan="9" style="text-align: center;">Employer identification number</td> </tr> <tr> <td style="width: 25px;">4</td><td style="width: 25px;">5</td><td style="width: 25px;">-</td><td style="width: 25px;">3</td><td style="width: 25px;">6</td><td style="width: 25px;">9</td><td style="width: 25px;">3</td><td style="width: 25px;">5</td><td style="width: 25px;">2</td> </tr> <tr> <td style="width: 25px;">7</td><td colspan="8"></td> </tr> </table>			Social security number																		OR									Employer identification number									4	5	-	3	6	9	3	5	2	7								
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7																																																								
Part II Certification																																																								
Under penalties of perjury, I certify that:																																																								
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and																																																								
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and																																																								
3. I am a U.S. citizen or other U.S. person (defined below); and																																																								
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.																																																								
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.																																																								
Sign Here	Signature of U.S. person 	Date <i>01/01/2024</i>																																																						
General Instructions																																																								
Section references are to the Internal Revenue Code unless otherwise noted.																																																								
Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9 .																																																								
What's New																																																								
Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.																																																								
New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).																																																								
Purpose of Form																																																								
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they																																																								
Cat. No. 10231X Form W-9 (Rev. 3-2024)																																																								



Licenses and Certifications

<p>Florida Department of Agriculture and Consumer Services Bureau of Licensing and Enforcement CERTIFIED PEST CONTROL OPERATOR Certificate # JF120626</p> <p>DABBS-STUTZ, ADRIENNE 151 N 7TH ST SANTA ROSA BEACH, FL 32459</p> <p>Issued: 06/05/2025 Expires: 06/01/2026</p> <p><i>Adrienne Stutz</i> Signature of Certificate Holder</p> <p><i>[Signature]</i> WILTON SIMPSON, COMMISSIONER</p> <p><small>The above individual is certified under the provisions of Chapter 482, F.S.</small></p>	<p>Florida Department of Agriculture and Consumer Services</p> <p>Category Key</p> <table><tr><td>FUM</td><td>Fumigation</td></tr><tr><td>WDO</td><td>Termites and Other Wood-Destroying Organisms</td></tr><tr><td>GHP</td><td>General Household Pest</td></tr><tr><td>LAWN</td><td>Lawn and Ornamental</td></tr></table>	FUM	Fumigation	WDO	Termites and Other Wood-Destroying Organisms	GHP	General Household Pest	LAWN	Lawn and Ornamental
FUM	Fumigation								
WDO	Termites and Other Wood-Destroying Organisms								
GHP	General Household Pest								
LAWN	Lawn and Ornamental								



Licenses and Certifications, cont.





**Expert Care.
Proven Results.**

Pricing Pages RFP Documents

January 15, 2025

6. Is the Proposer incorporated in the State of Florida? Yes () No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. Georgia

- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated 4/9/2014 Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?

Yes () No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes () No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22) 62,000,000.00, (23) 70,000,000.00, (24) 76,000,000.00

9. What are the Proposer's current insurance limits?

General Liability \$1,000,000.00

Automobile Liability \$1,000,000.00
Umbrella Coverage \$ 1,000,000.00
Workers Compensation \$1,000,000.00
Expiration Date 11/1/2026

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No (x) If so, state the name(s) of the company (ies)

The state(s) where barred or suspended _____

State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No (x) If so, where and why?

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No (x) If so, state name of individual, other organization and reason

13. List any and all litigation to which the Proposer, any personnel to work at Meadow Pointe IV, any officer and/or employee of the Proposer has been a party in the last five (5) years.

N/A

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No (x) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service: _____
Fairway Village - Raymond Leclair - (727) 807-8007 - \$250,000.00 - 2025 - Current
Bay Island Condominium - (321) 284-9835 - \$175,000.00 - 2022 - Current
Marina Bay - (727) 460-9109 - \$200,000.00 - 2025 - Current
Seminole Isle - (727) 551-1089 - \$185,000.00 - 2021 - Current
Sun City West Master Association - Shawna Deiuiio - (813) 955-6886 - \$500,000.00 - Current
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
City of Clearwater - Fred Hemerick - (727) 339-2101 - PO Exhausted
Racetrac Petroleum - Terry Black - (770) 431-7600 x 1362 - moved to national aggregator
Verizon - Joel Bernstein - (732) 427-7359 - Construction warranty period ended
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

<u>Doug Borgh</u>	<u>Branch Manager</u>	
Name	Position	

<u>Oversee total branch operations</u>	<u>15+</u>	<u>5+</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Delfino Agustin</u>	<u>Account Manager</u>	
Name	Position	

<u>Oversee day to day operations</u>	<u>20+</u>	<u>2+</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Stephen Alvarez</u>	<u>Production Manager</u>	
Name	Position	

<u>Oversee quality control</u>	<u>12+</u>	<u>3+</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Montel Williams</u>	<u>Horticulture technician</u>	
Name	Position	

<u>apply chemicals to property</u>	<u>5+</u>	<u>2+</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Jason Alzamora</u>	<u>Enhancement Manager</u>	
Name	Position	
<u>oversee enhancement ops</u>	<u>15+</u>	<u>4+</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Meadow Pointe IV CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Meadow Pointe IV CDD should consider the Proposer for proposing on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Russell Landscape Florida, LLC
Name of Proposer

By: 
William Russell, II
[Type Name and Title of Person Signing]

This 13th day of January, 2026.

(Corporate Seal)

Sworn to before me this 13th day of January, 2026.

Victoria Bettis
(Seal)

 1/4/2028
Notary Public/Expiration Date

OFFICERS

PROPOSER: Russell Landscape Florida, LLC DATE: 1/13/2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Todd Beasley	CFO	Oversee enterprise finances	Norcross, GA
Will Periera	President	Oversee business management	Sandy Springs, GA
William Russell, II	CEO	Company Steering	Atlanta, GA
FOR PARENT COMPANY (if applicable)			
William Russell, II	CEO	Company steering	Atlanta, GA

AFFIDAVIT REGARDING PROPOSAL

STATE OF Georgia
COUNTY OF Forsyth

Before me, the undersigned authority, appeared the affiant, William Russell, II, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Russell Landscape Florida, LLC ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Meadow Pointe IV Community Development District's ("District") request for proposals for landscape maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s:
1

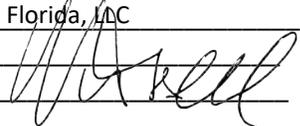
6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (**i.e., by no later than [BID PROTEST DEADLINE] at 5:00 PM (EST)**), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 13th day of January, 2026.

Proposer: Russell Landscape Florida, LLC
By: William Russell, II
Title: CEO



STATE OF Georgia
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of January, 2026, by William Russell, II, as CEO of Russell Landscape Florida, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Victoria Bettis

NOTARY PUBLIC, STATE OF Georgia



Name: Victoria Bettis
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of:
Russell Landscape Florida, LLC (“Proposer”) and declare that I have read the foregoing Proposal Form (including Parts I through V) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 13th day of January, 2026.

Proposer: Russell Landscape Florida, LLC
By: William Russell, II
Title: CEO



STATE OF GEORGIA
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me by means of physical presence or x online notarization, this 13 day of January, 2026, by William Russell, II, as CEO of Russell Landscape Florida, LLC, on its behalf. He/She [HE] is personally known to me or [] produced as identification.

Victoria Bettis
Notary Public, State of Georgia



Personally Known
OR Produced Identification
Type of Identification

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Russell Landscape Florida, LLC (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer’s business address is 1002 East Shell Point Road, Ruskin, FL 33570

4. Proposer’s Federal Employer Identification Number (FEIN) is 45-3693527

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a “public entity crime” as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that “convicted” or “conviction” as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an “affiliate” as defined in Section 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or,
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a “person” as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

() Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

() The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

() There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

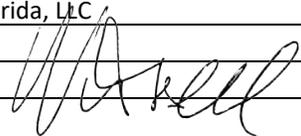
() The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

() The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 13 day of January, 2026.

Proposer: Russell Landscape Florida, LLC
By: William Russell, II
Title: CEO



STATE OF GEORGIA
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me by means of physical presence or x online notarization, this 13 day of January, 2026, by William Russell, II, as CEO of, Russell Landscape Florida, LLC on its behalf. He/She [He] is personally known to me or [] produced as identification.



Victoria Bettis
Notary Public, State of Georgia

Personally Known
OR Produced Identification
Type of Identification

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY
SECTOR LIST**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District (“District”).
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Russell Landscape Florida, LLC (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is 1002 East Shell Point Road, Ruskin, FL 33570

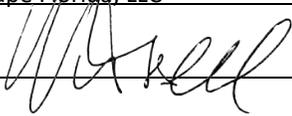
4. Proposer’s Federal Employer Identification Number (FEIN) is 45-3693527

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 13th day of January, 2026.

Proposer: Russell Landscape Florida, LLC

By: William Russell, II 

Title: CEO

STATE OF GEORGIA
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me by means of physical presence or x online notarization, this 13 day of January, 2026, by William Russell, II, as CEO of , on its behalf. He/She [HE] is personally known to me or [] produced as identification.

 Victoria Bettis
Notary Public, State of Georgia
Type of Identification Personally Known

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>Doug Borgh</u>	<u>15+</u>	<u>Branch Manager</u>	<u>Oversee total branch operations</u>
2. <u>Delfino Agustin</u>	<u>20+</u>	<u>Account Manager</u>	<u>Oversee day to day operations</u>
3. <u>Jason Alzamora</u>	<u>15+</u>	<u>Enhancement Manager</u>	<u>Oversee enhancement operations</u>
4. <u>Stephen Alvarez</u>	<u>12+</u>	<u>Production Manager</u>	<u>Oversee quality control</u>
5. <u>Montel Williams</u>	<u>5+</u>	<u>Horticulture Technician</u>	<u>apply chemicals to property</u>

Proposed Staffing Levels

Landscape Maintenance staff will include; 16 laborers, 4 Supervisors, and 4 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>Nestor Gomez</u>	<u>15+</u>	<u>Irrigation Manager</u>	<u>Oversee irrigation operations</u>
2. <u>Erwing Martinez</u>	<u>35+</u>	<u>Senior Landscape Consultant</u>	<u>Consult with community to generate a master plan for all landscaping needs</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____

2. Experience

(25 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Sun City West Master Association

Contact: Shawna Deilulio Contact Phone: (813) 955-6886

Project Type/Description: Management of approximately 45 acres of landscaped area.

Dollar Amount of Contract: \$500,0000.00

Your Company's Detailed Scope of Services for Project: Weekly visits year round to ensure all landscape areas are healthy, cut, trimmed, weed and litter free. Includes full turf program, insect and disease control, plant healthcare irrigation and mulching services. Full landscape management of common areas throughout the community.

Duration of Contract: START DATE: 2021 END DATE: Current

2. Project Name/Location: Bay Breeze

Contact: Kevin Hitson Contact Phone: (919) 664-4343

Project Type/Description: Management of large HOA community

Dollar Amount of Contract: \$260,000.00

Your Company's Detailed Scope of Services for Project: Weekly visits year round to ensure all landscape areas are healthy, cut, trimmed, weed and litter free. Includes turf chemical program, insect and disease control, plant healthcare, irrigation and mulching services.

Duration of Contract: START DATE: 2023 END DATE: Current

3. Project Name/Location: Fairway Village

Contact: Raymond Leclair Contact Phone: (727) 807-8001

Project Type/Description: Managment of a large HOA community

Dollar Amount of Contract: \$250,000.00

Your Company's Detailed Scope of Services for Project: Weekly visits year round to ensure all landscape areas are healthy, cut, trimmed, weed and litter free. Includes full turf chemical program, insect and disease control,

Experience cont.

plant healthcare, irrigation and mulching services.

Duration of Contract: START DATE: 2025 END DATE: Current

4. Project Name/Location: Seminole Isle

Contact: Juan Ordonez Contact Phone: (727) 551-1089

Project Type/Description: HOA community with townhomes and condos

Dollar Amount of Contract: \$220,000.00

Your Company's Detailed Scope of Services for Project: Full service landscape to include lawn maintenance fertilization, trimming, weed control, and irrigation management.

Duration of Contract: START DATE: 2023 END DATE: Current

5. Project Name/Location: Bay Island

Contact: Mike Ceriale Contact Phone: (321) 284-9835

Project Type/Description: HOA community with condos

Dollar Amount of Contract: \$190,000.00

Your Company's Detailed Scope of Services for Project: Weekly visits year round to ensure all landscape areas are healthy, cut, trimmed, weed and litter free. To include lawn maintenance, weed control, fertilization, trimming and irrigation management.

Duration of Contract: START DATE: 2022 END DATE: Current

3. Understanding Scope of RFP (10 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Price (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. 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 (20) in this part of the evaluation criteria. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.80$. Therefore, Contractor "B" will receive 15.80 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$. Therefore, Contractor "C" will receive 9.88 of 20 points.

5. Reasonableness of ALL Numbers (25 Points Possible) (____ Points Awarded)

Up to twenty-five (25) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1, 2, 3, 4, 5 & 6.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

EXHIBIT "C" - BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 208,930.56 yr.

- Storm Cleanup \$75/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Installation of trunk wrapping and frost cloth as requested. All work will be billed on a time and material basis at \$65/hr.

\$65 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$75 /hr. for employee with hand-held hose

\$150 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ \$49,061.23 yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Febraury	18-0-6/ Avenue South	.75 LB N/1000	1,895	\$5,505
April	46-0-0/ Ave South Pre-emergent	.5 LB N/1000	1,265	\$4,400
May	18-0-6/Imidacloprid/Fungicide	1 LB N/1000	2,525	\$9,975
July	12-0-0/Ferrous Sulfate/Ave South	.75 LB N/1000	1,895	\$4,455
August	18-0-6/Fungicide/SpeedZone	1 LB N/1000	2,525	\$10,575
October	18-0-6/Specticle/Ave South	.75 LB N/1000	1,895	\$8,295

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Prodiamine/18-0-6/Speedzone	.75 LB N/1000	220	\$1,066.23
April	18-0-6/ Speedzone/Prodiamine	.5 LB N/1000	150	\$525
June	18-06/Southern Speedzone	1 LB N/1000	290	1,385
August	12-0-0 FE/ Ferrous Sulfate Speedzone	.75 LB N/1000	220	\$805
October	24-2-11	1 LB/1000	290	\$1,055

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
May	Insecticide/Fungicide/12-4-8	.5 LB N/1000	67.75	\$295
July	Insecticide/Fungicide	.5 LB N/1000	67.75	\$100
August	Insecticide/Fungicide/12-4-8	.5 LB N/1000	67.75	\$295

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	12-4-8	.5 LB	37	\$110
June	10-0-12	.5 LB	37	\$110
October	12-4-8	.5LB	37	\$110

Please list any additional fertilization for those plant materials requiring specialized application

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Included				

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 3,386.00 yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 19,240.00 /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Queen / Sabal	1 / 24	1	\$65.00	\$6,500.00
Sylvester	21	1	\$65.00	\$5,460.00
Washingtonia	28	1	\$65.00	\$7,280.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 42,245.00 / yr.

Top Choice application will be performed at the sole discretion of the District’s BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) \$ 26,500.00 yr.

Freeze Protection (description of ability) Gravity drain all pipes by closing meter and activating each individual zone, higher zones first, then proceed successively toward lower elevations. Open any hose bibs and open all test cocks on backflows.

\$1,500.00/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

See attached price list.

PART 5

Based on quantities determined by Contractor’s field measurements at time of bidding, Contractor shall install:

314 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$65.00 /CY
\$ (app. April) \$ 20,410.00 /installation

And

204 CY Medium Pine Bark Mulch per specs for the second top-dressing \$65.00 /CY
at \$ (app. October) \$ 13,260.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 33,670.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$1.95/annual

\$ 3,295.50 /rotation

\$ 13,182.00 /yr. (if all rotations are performed - **do not include in Grand Total**)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 287,877.79 / Initial Term

FIRST ANNUAL RENEWAL	\$ <u>287,877.79</u> /yr.
SECOND ANNUAL RENEWAL	\$ <u>296,514.12</u> /yr.
THIRD ANNUAL RENEWAL	\$ <u>296,514.12</u> /yr.
FOURTH ANNUAL RENEWAL	\$ <u>296,514.12</u> /yr.

*Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.

Contractor/Firm Name Russell Landscape

Firm Address 1002 E. Shell Point Rd.

City/State/Zip Ruskin, FL 33570

Phone Number 813-470-8808 Fax Number _____

Name and Title of Representative Eileen Grum
(Please Print)

Representative's Signature *Eileen Grum*

Date 01/14/2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. 01/06/2025 2. _____ 3. _____ 4. _____ 5. _____

Dated this 14 day of January, 2026

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the first annual renewal should Contractor's prices change. No increase.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ _____ yr.

- Storm Cleanup \$_____/hr. **(do not include in General Landscape Maintenance total or Grand Total)**
- Freeze Protection (description of ability) _____

- \$_____/application **(do not include in General Landscape Maintenance total or Grand Total)**
- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**
\$_____/hr. for employee with hand-held hose
\$_____/hr. for water truck/tanker

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

*NOTE: This pricing form is intended to cover pricing for the **second annual renewal** should Contractor's prices change.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 215,198.05 yr.

- Storm Cleanup \$77/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Installation of trunk wrapping and frost cloth as requested. All work will be billed on a time and material basis at \$67/hr.

\$ 67 /application **(do not include in General Landscape Maintenance total or Grand**

Total) - Hand Watering (do not include in General Landscape Maintenance total or Grand

Total)\$ 77 /hr. for employee with hand-held hose

\$ 154.50 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ \$50,533.07 yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Febraury	18-0-6/ Avenue South	.75 LB N/1000	1,895	\$5,670
April	46-0-0/ Ave South Pre-emergent	.5 LB N/1000	1,265	\$4,530
May	18-0-6/Imidacloprid/Fungicide	1 LB N/1000	2,525	\$10,275
July	12-0-0/Ferrous Sulfate/Ave South	.75 LB N/1000	1,895	\$4,588
August	18-0-6/Fungicide/SpeedZone	1 LB N/1000	2,525	\$10,895
October	18-0-6/Specticle/Ave South	.75 LB N/1000	1,895	\$8,545

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Prodiamine/18-0-6/Speedzone	.75 LB N/1000	220	\$1,098.23
April	18-0-6/ Speedzone/Prodiamine	.5 LB N/1000	150	\$540.75
June	18-06/Southern Speedzone	1 LB N/1000	290	1,426.55
August	12-0-0 FE/ Ferrous Sulfate Speedzone	.75 LB N/1000	220	\$829.15
October	24-2-11	1 LB/1000	290	\$1,086.65

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
May	Insecticide/Fungicide/12-4-8	.5 LB N/1000	67.75	\$303.85
July	Insecticide/Fungicide	.5 LB N/1000	67.75	\$103
August	Insecticide/Fungicide/12-4-8	.5 LB N/1000	67.75	\$303.85

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	12-4-8	.5 LB	37	\$113
June	10-0-12	.5 LB	37	\$113
October	12-4-8	.5LB	37	\$113

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Included				

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **\$ 3,488.00** yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$19,817.00 / yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Queen / Sabal	1 / 24	1	\$67.00	\$6,700.00
Sylvester	21	1	\$67.00	\$5,628.00
Washingtonia	28	1	\$67.00	\$7,504.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 43,512.00 / yr.

**Top Choice application will be performed at the sole discretion of the District’s BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 27,295.00 yr.

Freeze Protection (description of ability) Gravity drain all pipes by closing meter and activating each individual zones first, then proceed successively toward lower elevations. Open any hose bibs and open all test cocks on backflows.

\$1,500.00 /application (**do not include in Irrigation Total or Grand Total**)

After hours emergency service hourly rate \$ 150.00/hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

See attached price sheet.

PART 5

Based on quantities determined by Contractor’s field measurements at time of bidding, Contractor shall install:

314 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 67.00 /CY (app. October) \$ 21,038.00 /installation

And

204 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 67.00 /CY (app. April) \$ 13,668.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 34,706.00 / yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.00/annual

\$ 3,380.00 /rotation

\$ 13,520.00 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4- This is what contract will be written for)

\$ 296,514.12 / Second Annual Renewal

THIRD ANNUAL RENEWAL \$ 296,514.12 /yr.
FOURTH ANNUAL RENEWAL \$ 296,514.12 /yr.

***Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.**

Contractor/Firm Name Russell Landscape

Firm Address 1002 E. Shell Point Rd.

City/State/Zip Ruskin, FL 33570

Phone Number 813-470-8808 Fax Number _____

Name and Title of Representative Eileen Grum - Business Development
(Please Print)

Representative's Signature *Eileen Grum*

Date 01/14/2026

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

*NOTE: This pricing form is intended to cover pricing for the **third annual renewal** should Contractor's prices change. **No increase.***

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ _____ yr.

<p>- Storm Cleanup \$____/hr (do not include in General Landscape Maintenance total or Grand Total)</p> <p>- Freeze Protection (description of ability) _____ _____ _____</p> <p>\$_____/application (do not include in General Landscape Maintenance total or Grand Total)</p> <p>- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)</p> <p>\$____/hr for employee with hand-held hose</p> <p>\$____/hr for water truck/tanker</p>
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BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

*NOTE: This pricing form is intended to cover pricing for the **fourth annual renewal** should Contractor's prices change. **No increase.***

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ _____ yr.

- Storm Cleanup \$____/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____

\$_____/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$____/hr. for employee with hand-held hose

\$____/hr. for water truck/tanker

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>2,905.00</u> / event
Pond bank mowing, including line-trimming to water's edge:	\$ <u>950.00</u> / event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>4,250</u> / event
Tree Lifting:	\$ <u>Price as Needed</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>4,070</u> / event

**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

- A. Mowers w/operator \$ _____ Hour
- B. Bush-Hog w/operator \$ _____ Hour
- C. Tractor w/operator \$ _____ Hour
- D. Supervisor with Transportation \$ _____ Hour
- E. Laborer with hand equipment \$ _____ Hour
- F. Truck w/driver \$ _____ Hour
- G. Irrigation Tech \$ _____ Hour
- H. Granular Pesticide Applicator
 Person with Drop Spreader \$ _____ Hour
- I. Liquid Pesticide Applicator
 Person with Spray Truck \$ _____ Hour
- J. Granular Fertilizer Applicator
 Person with Drop Applicator \$ _____ Hour
- K. Liquid Fertilizer Applicator
 Person with Spray Truck \$ _____ Hour
- L. Granular Weed Control Applicator
 Person with Drop Applicator \$ _____ Hour
- M. Liquid Weed Control Applicator
 Person with Spray Truck \$ _____ Hour
- N. Laborer for Additional Trash Pick-Up \$ _____ Hour
- O. Lump Sum Mowing ⁽¹⁾, entire community \$ _____ Per Mow

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

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:

_____ \$ _____ per Hour
_____ \$ _____ per Hour
_____ \$ _____ per Hour

B. Debris removal equipment unit costs:

_____ \$ _____ per Hour
_____ \$ _____ per Hour
_____ \$ _____ 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.



RUSSELL LANDSCAPE GROUP - IRRIGATION PRICING - 2025

SERVICE CALL CHARGE AFTER HRS \$180.00 PER HR PER MAN

LABOR RATES

TWO MAN CREW	\$180.00 PER HR
THREE MAN CREW	\$270.00 PER HR
FOUR MAN CREW	\$360.00 PER HR
FIVE MAN CREW	\$450.00 PER HR
SIX MAN CREW	\$540.00 PER HR

HEADS REPLACEMENT ONLY

	material and labor	material cost
RAINBIRD 5004 ROTOR PLUS PRS	\$90.00	\$45.00
RAINBIRD 5004 SHURB ROTOR PLUS PRS	\$81.00	\$36.00
RAINBIRD 5012 ROTOR PLUS PRS	\$120.00	\$75.00
HUNTER I-20 4" ROTOR (STAINLESS STEEL)	\$99.00	\$54.00
HUNTER I-20 6" ROTOR (STAINLESS STEEL)	\$111.00	\$66.00
RAINBIRD 1804 PRS SPRAY HEAD	\$63.00	\$18.00
RAINBIRD 1806 PRS SPRAY HEAD	\$81.00	\$36.00
RAINBIRD 1812 PRS SPRAY HEAD	\$90.00	\$45.00
MICRO SPRAY ON POLY RISER	\$38.00	\$15.00
DIG UP AND CAP OFF HEAD	\$53.00	\$8.00
DIG UP AND RAISE / LOWER / SET HEAD TO GRADE	\$53.00	\$8.00
ADD SPRAY HEAD 1-10' AWAY	\$190.00	\$55.00
ADD SPRAY HEAD 10-20' AWAY	\$275.00	\$75.00
ADD ROTOR HEAD 1-20' AWAY	\$275.00	\$65.00
ADD ROTOR HEAD 20-30' AWAY	\$325.00	\$85.00
MOVE HEAD	\$32.50	\$10.00

NOZZLES REPLACEMENT

REPLACE RAINBIRD NOZZLE	\$17.50	\$4.00
REPLACE HUNTER MP ROTATOR NOZZLE	\$31.50	\$18.00

PIPING

REPAIR 3/4" PVC LATERAL LINE BREAK	\$390.00	\$30.00
REPAIR 1" PVC LATERAL LINE BREAK	\$450.00	\$50.00
REPAIR 1 1/2" - 2" LATERAL LINE BREAK	\$450.00	\$60.00
REPAIR 1" MAIN LINE BREAK	\$590.00	\$50.00
REPAIR 1- 1/2" MAIN LINE BREAK	\$700.00	\$70.00
REPAIR 2" MAIN LINE BREAK	\$710.00	\$80.00
REPAIR 2-1/2" MAIN LINE BREAK	\$805.00	\$85.00
REPAIR 3" MAIN LINE BREAK	\$885.00	\$165.00
REPAIR 17MM DRIP LINE BREAK	\$28.50	\$6.00
REPAIR MICRO TUBING	\$28.50	\$6.00

VALVES

REPLACE 1" VALVE	\$650.00	\$95.00
REPLACE 1" SCRUBBER VALVE	\$835.00	\$295.00
REPLACE 1-1/2 VALVE	\$795.00	\$255.00
REPLACE 1-1/2 SCRUBBER VALVE	\$945.00	\$405.00
REPLACE 2" VALVE	\$837.00	\$297.00
REPLACE 2" SCRUBBER VALVE	\$1,056.00	\$516.00

CONTROLLERS

INSTALL RAINBIRD 4ME OUTDOOR CONTROLLER- 4 ZONE BASE (22 ZONE MAXIMUM)	\$918.00	\$378.00
INSTALL RAINBIRD 6-ZONE EXPANSION MODULE	\$195.00	\$171.00
INSTALL RAINBIRD 12LXMEF OUTDOOR CONTROLLER- 12 ZONE BASE	\$2,118.00	\$1,578.00
INSTALL RAINBIRD 12-ZONE EXPANSION MODULE	\$535.00	\$512.00

RAIN SENSORS

INSTALL RAINBIRD WR2 WIRELESS RAIN/FREEZE SENSOR	\$495.00	\$225.00
INSTALL RAINBIRD RSD WIRED RAIN SENSOR	\$350.00	\$80.00
REPLACE RAIN SENSOR BATTERY		\$25.00

DOWN ZONES

REGULAR DOWN ZONE	\$540.00	\$180.00
TWO WIRE DOWN ZONE	\$820.00	\$280.00

MAPPING IRRIGATION ZONES

DONE AS A TIME AND MATERIAL BASES @ A RATE OF \$180.00 PER HR

BORING INHOUSE UNDER 30'

\$1,010.00

ZONE INSTALL CONVENTIONAL

\$1800.00 - \$2200.00

ZONE INSTALL TWO WIRE

\$2500.00 - \$2800.00



Expert Care. Proven Results.

At Russell Landscape, we believe that excellence starts with consistency. Our “**Expert Care. Prove Results.**” approach is designed to meet the unique needs of Meadow Pointe IV, where resident expectations are high, and every detail matters. From common areas and amenity spaces to roadways and entry features, we ensure every corner of the Community Development District receives the same level of dedicated care and attention.

Our goal is to enhance the long-term value and appeal of Meadow Pointe IV by delivering dependable, high-quality maintenance that reinforces its reputation as a desirable and well-managed community.

Let’s grow something exceptional together!



YELLOWSTONE
LANDSCAPE

Meadow Pointe IV CDD

LANDSCAPE MAINTENANCE 2026-2027

Prepared By:

Heath Busa
Yellowstone Landscape

Prepared For:

Meadow Pointe IV CDD Board &
Rizzetta & Company, Inc.

Excellence

IN COMMERCIAL LANDSCAPING

EXECUTIVE SUMMARY

Understanding Your Needs

After carefully assessing the landscape at **Meadow Pointe IV CDD**, we recognize your specific challenges include aging irrigation infrastructure, inconsistent seasonal color displays, and erosion issues along the main entrance. As a property that demands peak performance from your landscape, maintaining an impressive appearance year-round is crucial to your reputation.

Our Tailored Solution

Yellowstone Landscape proposes a comprehensive maintenance program designed specifically for your landscape, including:

- Weekly maintenance of all turf, bed areas, and common spaces
- Quarterly horticultural evaluations with proactive plant health care treatments
- Complete irrigation system management with Monthly inspection reports
- Seasonal color rotations featuring drought-resistant varieties selected for your region and unique micro climate needs
- Dedicated Account Manager with regular property walks and progress reporting

Why Choose Yellowstone Landscape

With years of experience serving properties like yours throughout the country, our team brings specialized expertise in landscape management. Our local branch location just a few miles from your property ensures rapid response times, while our established relationships with local suppliers guarantee the best plant materials for your unique environment.

Investment and Value

Your investment will provide the community with exceptional value through reduced water consumption, extended plant life, and enhanced curb appeal, directly supporting property values and your overall satisfaction. Our proactive maintenance approach prevents costly replacements and expensive emergencies, providing budget predictability throughout our partnership.

Next Steps

Upon your approval, our transition team is prepared to begin service on March 1st 2026, with a comprehensive 90-day improvement plan already developed specifically for your property. We welcome the opportunity to present this proposal to anyone else involved with this important partnership decision at your convenience.

WELCOME FROM OUR CEO

January 15, 2026
Meadow Pointe IV CDD Board &
Rizzetta & Company, Inc.



RE: Meadow Pointe IV CDD

On behalf of the thousands of Yellowstone Landscape Professionals across the United States, I want to thank you for considering us as your commercial landscape maintenance partner. It is truly an honor to be invited to care for the outdoor spaces that matter most to you, your community, and the people you serve.

For more than two decades, Yellowstone Landscape has been dedicated to one mission: delivering *Excellence in Commercial Landscaping*. That commitment lives in the work of our teams every day - whether we're maintaining the beauty of a homeowners association, enhancing a corporate campus, or preserving the landscapes of our public institutions.

What makes Yellowstone Landscape unique isn't just the scale of our operations across the country. It's the pride and professionalism of the people who wear our logo. From the crews on your property each week to the specialists supporting irrigation, tree care, and enhancements, we share a common purpose - to ensure your landscape not only looks its best, but also functions in ways that make your property safer, more welcoming, and more sustainable.

We are grateful for the opportunity to earn your trust and to demonstrate why so many organizations rely on Yellowstone Landscape as their partner of choice.

Sincerely,

Harry Lamberton

Harry Lamberton

President & Chief Executive Officer

Yellowstone Landscape

Statement of Corporate Stability



Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services, snow removal services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 8000 clients from 69 local branch operations facilities in 18 states across the United States. In 2019 Yellowstone's growth reached a level that made us the largest, privately-owned landscape service company in North America.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded \$680,000,000 in 2024. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of \$75 million, with bonding capacity up to \$75 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

Bank Reference Information:

Kyle Blumer
Antares Capital, LP
Chicago, IL 60661
P: 312-638-4042



YELLOWSTONE
LANDSCAPE

OUR APPROACH



Meadow Pointe IV CDD's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS



1-30



	Meet with Property Manager to review Startup Plan
	Discuss Our Approach and Service Map
	Complete an irrigation audit of the entire system
	Present irrigation deficiencies with plan for corrections
	Begin regular maintenance task schedule
	Cleanup previously neglected and high impact impact areas
	Spot treat weeds in turf areas and planting beds
	Discuss options for turf areas beyond reclamation
	Apply fertilizer to struggling areas across the property
	Begin insect and disease treatments
	Remove severely declining/lost plant material and present proposals for replacement
	Walk the property with Property Manager to identify areas for improvement and prepare proposals for enhancement

Meadow Pointe IV CDD's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS

31-60

	Walk property with Property Manager to evaluate improvements
	Evaluate our approach and make any necessary adjustments
	Continue irrigation maintenance and inspections
	Continue routine maintenance tasks as scheduled
	Retreat turf weeds and continue weed control applications throughout property
	Monitor and treat insect and disease problems in plant material
	Discuss options to improve "curb appeal" in high profile areas



Meadow Pointe IV CDD's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS

61-90

	Walk property with Property Manager to evaluate improvements
	Assess results from actions taken in 30 day and 60 day plans
	Continue irrigation maintenance/inspections
	Continue turf weed and control applications throughout property
	Monitor and treat insect and disease problems in plant material throughout property
	Continue routine maintenance tasks as scheduled
	Schedule 6-month site evaluation with Property Manager



INTRODUCING YOUR SERVICE TEAM

The success of your property depends on the people behind the plan. You'll work directly with these experienced professionals. They will serve as your dedicated partners - accountable for your property's performance and accessible whenever you need them.

James MacWilliam

Branch Manager

Your **Branch Manager** oversees all aspects of your property's care, ensuring seamless coordination between field teams, scheduling, and quality standards. They're first degree of escalation for any service concerns and manage everything from daily operations to long-term planning for all properties served from their location. With direct responsibility for quality control, safety protocols, and team training, they ensure consistent excellence across every visit. Their local leadership means faster response times, personalized attention, and accountability for your team's performance throughout the year.

Carlos Garcia

Account Manager

Your **Account Manager** is your day-to-day partner, coordinating all service activities and ensuring your property receives the attention it deserves. They schedule crews, monitor quality standards, and address any concerns quickly, acting as your advocate within our organization. By tracking performance against your budget and specifications, they keep your property on track while proactively identifying opportunities for improvement. You'll communicate directly with them for routine needs, making it easy to adjust services as your property's requirements evolve throughout the season.

Juan Perez

Irrigation Manager

Your **Irrigation Manager** ensures that a property's irrigation system operates efficiently and sustainably, providing the right amount of water to each landscape area. They regularly inspect, adjust, and optimize the system to reduce waste, and maintain plant health.

Allan Alcaide

Spray Application Manager

Your **Spray Application Manager** oversees all fertilizer and pest management treatments to keep the landscape healthy, safe, and looking its best. They ensure applications are timed correctly, performed safely, and tailored to the property's specific needs.

QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attention from experienced professionals at every level of our organization.



WEEKLY PROPERTY INSPECTIONS

Your Account Manager walks your property each week, creating detailed punch lists that address everything from sight line obstructions to seasonal pruning needs. These inspections ensure crews know exactly what requires attention and can prioritize work based on your property's current conditions.

Four levels of inspection mean your property is never relying on just one perspective. When problems get caught early, excellence becomes routine.

REGULAR CLIENT COLLABORATION

We meet with you routinely to align on priorities, review completed work, and plan upcoming activities. You'll receive weekly summaries that document what we've accomplished and what's scheduled next, keeping you informed without requiring constant follow-up.



QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attention from experienced professionals at every level of our organization.

CROSS-PROPERTY REVIEWS

Our Branch Manager conducts regular inspections across all properties, bringing fresh perspective to maintenance practices and crew performance. This outside view catches issues that daily familiarity might miss and creates opportunities for Account Managers to learn from successes across our portfolio.



EXECUTIVE OVERSIGHT

Our Regional Vice Presidents and General Managers perform monthly property reviews, applying decades of experience to identify opportunities for improvement. This executive-level attention ensures your property benefits from the highest level of expertise in our organization.

The Result: Problems get identified and resolved quickly. Your property receives the benefit of continuous improvement, proactive planning, and the collective expertise of our entire management team, not just the crew you see each week.



YELLOWSTONE
LANDSCAPE

SCOPE OF SERVICES



CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Service Category	Frequency	Description
Mowing	Weekly (growing season)	Professional cutting, trimming and cleanup with frequency adjusted to seasonal growth rates
Edging & Detailing	Weekly	Hard and soft edging of walkways, curbs, and beds with debris removal
Bed Maintenance	Weekly	Weeding, pruning, and bed definition to maintain appearance and plant health
Fertilization	6x/yr - Turf 3x/yr - Shrubs	Custom nutrient applications based on soil testing and plant requirements
Integrated Pest Management	As needed	Monitoring and treatment of insects, disease, and weeds using IPM practices
Irrigation Management	Monthly	System inspections, adjustments, and programming for optimal water efficiency

CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Turf Management

Our comprehensive turf program includes:

- Mowing at optimal heights (3-4" cool season, 2-3" warm season)
- Regular soil testing for proper pH and nutrient levels
- Pre-emergent weed control (spring and fall applications)
- Targeted post-emergent treatments as needed
- Seasonal fertilization tailored to grass type and regional conditions
- Insect and disease monitoring with prompt treatment

Plant Material Care

We protect your landscape investment through:

- Seasonal pruning using proper horticultural techniques
- Shrub and ground cover fertilization (spring and fall)
- Ornamental tree maintenance (up to 10' height)
- Insect and disease monitoring with integrated pest management
- Bed definition and weed control throughout growing season
- Plant health assessments with proactive treatments

Irrigation & Water Management

Our water management program features:

- Monthly comprehensive system inspections
- Controller programming adjustments based on seasonal needs
- Cleaning and adjustment of sprinkler heads and nozzles
- Prompt repair of damaged components (billed separately)
- Winterization and spring startup services
- Regular system efficiency evaluations

Additional Specialized Services

Available as enhancements to your maintenance program:

- Seasonal color installations and maintenance
- Mulch application and replenishment
- Tree pruning above 10' height
- Palm tree maintenance
- Landscape renovations and enhancements
- Seasonal leaf cleanup (up to 3 times annually)

Quality Assurance

- Dedicated account manager with regular property inspections
- Written reports documenting completed services and recommendations
- 24-hour emergency response capability
- Properly trained and equipped service teams
- Licensed applicators for all chemical treatments
- Ongoing evaluation of landscape performance



YELLOWSTONE
LANDSCAPE

INVESTMENT & AGREEMENT



6. Is the Proposer incorporated in the State of Florida? Yes No

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes No

If no, please explain _____

- Date incorporated April 11th, 2005 Charter No. L05000035212

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____

- Is the company in good standing with the State? Yes No

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?

Yes No

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes No

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22) \$539,000,000, (23) \$579,000,000, (24) \$718,000,000

9. What are the Proposer's current insurance limits?

General Liability \$ 2,000,000

Automobile Liability	\$ 2,000,000
Umbrella Coverage	\$ 10,000,000
Workers Compensation	\$ 1,000,000
Expiration Date	04/12/2026

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes (○) No (●) If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
 State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes (○) No (●) If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes (○) No (●) If so, state name of individual, other organization and reason therefore. _____

13. List any and all litigation to which the Proposer, any personnel to work at Meadow Pointe IV, any officer and/or employee of the Proposer has been a party in the last five (5) years. N/A

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes (○) No (●) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:
1. Meadow Pointe III CDD - Justin Lawrence (727) 488-3433 / \$330K / January 2022 - Present
 2. Longleaf CDD - Heather Jackson (813) 991-1116 / \$265K / July 2016 - Present
 3. Stonebrier CDD - Heath Beckett (321) 263-0132 / \$205K / March 2024 - Present
 4. Del Webb Bexley Community Assoc. - Tasha Mcalister (877) 869-9700 / \$1.2M / January 2026
 5. Seminole Hard Rock Hotel & Casino - James Bradford (954) 393-7737 / \$400K / March 2021 - Present
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
1. K-Bar Ranch I CDD - Heather Dilley (813) 565-4663 / Competitor pricing
 2. Villa Rosa CDD - Jeff Witt (813) 600 - 1100 / Competitor pricing
 3. Mirada CDD - Alex Wolfe (407) 841-5524 / Competitor pricing
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.
- Please see attached -
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
- Please see attached -
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

<u>James MacWilliam</u>	<u>Branch Manager</u>	
Name	Position	

<u>Oversee all aspects of Branch</u>	<u>30+</u>	<u>12+</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Allan Alcaide</u>	<u>Horticulture Manager</u>	
Name	Position	

<u>Oversee all Agronomics</u>	<u>20+</u>	<u>8+</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Juan Perez</u>	<u>Irrigation Manager</u>	
Name	Position	

<u>Oversee all aspects of Irrigation</u>	<u>15+</u>	<u>4+</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Heath Busa</u>	<u>Business Development Manager</u>	
Name	Position	

<u>Business Development & Quality Control</u>	<u>20+</u>	<u>2+</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

Anthony Catanese Business Development Manager
Name Position

Business Development & Quality Control 20+ 6+
Type of Work Yrs. Exp. Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Meadow Pointe IV CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Meadow Pointe IV CDD should consider the Proposer for proposing on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Yellowstone Landscape
Name of Proposer

By: [Signature]

Heath Busa - Business Development Manager
[Type Name and Title of Person Signing]

This 12th day of January, 2026

(Corporate Seal)

Sworn to before me this 12th day of January, 2026.



Anna Miller 1/12/26
Notary Public/Expiration Date

OFFICERS

PROPOSER: Yellowstone Landscape DATE: 1-12-2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Harry Lamberton	CEO	Corporate Management	Houston, TX
Timothy Sherman	CFO	Corporate Finances	Bushnell, FL
Tim Portland	Executive Chairman	Corporate Leadership	Charlotte, NC
Blaine Peterson	VP of Business Development	Oversee Business Development	Jacksonville, FL
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Pasco

Before me, the undersigned authority, appeared the affiant, Heath Busa, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for Yellowstone Landscape ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Meadow Pointe IV Community Development District's ("District") request for proposals for landscape maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s:

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (**i.e., by no later than _____ [BID PROTEST DEADLINE] at 5:00 PM (EST)**), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 12th day of January, 2026.

Proposer: Yellowstone Landscape
By: HLWLS
Title: Business Development Manager

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of January, 2026, by Hearth Busa, as Business Developer of Yellowstone Landscape, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Anna Miller
NOTARY PUBLIC, STATE OF Florida

Name: Anna Miller
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of:
Yellowstone Landscape (“Proposer”) and declare that I have read the foregoing Proposal Form (including Parts I through V) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 12th day of January, 2026.

Proposer: Yellowstone Landscape
By: [Signature]
Title: Business Development Manager

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of January, 2026, by Hearth Busa, as Business Developer of _____, on its behalf. He/She [] is personally known to me or [] produced _____ as identification.

[Signature]
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____



**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for Yellowstone Landscape (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is 30319 Commerce Drive, San Antonio, FL 33576

4. Proposer’s Federal Employer Identification Number (FEIN) is 80-0144209

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a “public entity crime” as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that “convicted” or “conviction” as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an “affiliate” as defined in Section 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a “person” as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

() Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

() The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

() There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

() The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

() The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 12th day of January, 2026.

Proposer: Yellowstone Landscape
By: [Signature]
Title: Business Development Manager

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of January, 2026, by Heath Busa, as Business Dev. of, Yellowstone Landscape on its behalf. He/She [] is personally known to me or [] produced as identification.

[Signature]
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____



**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY
SECTOR LIST**

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

1. This sworn statement is submitted to Meadow Pointe IV Community Development District (“District”).
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for Yellowstone Landscape (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is 30319 Commerce Drive, San Antonio, FL 33576

4. Proposer’s Federal Employer Identification Number (FEIN) is 80-0144209

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 12th day of January, 2026.

Proposer: Yellowstone Landscape

By: [Signature]

Title: Business Development Manager

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of January, 2026, by Heath Busa, as Business Dev. of , on its behalf. He/She [] is personally known to me or [] produced as identification.

[Signature]
Notary Public, State of Florida



Personally Known
OR Produced Identification
Type of Identification

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>James MacWilliam</u>	<u>30+</u>	<u>Branch Manager</u>	<u>Oversee all aspects of Branch</u>
2. <u>Allan Alcaide</u>	<u>20+</u>	<u>Horticulture Manager</u>	<u>Oversee all Agronomics</u>
3. <u>Juan Perez</u>	<u>15+</u>	<u>Irrigation Manager</u>	<u>Oversee all aspects of Irrigation</u>
4. <u>Carlos Garcia</u>	<u>8+</u>	<u>Account Manager</u>	<u>Oversee Landscape of Community</u>
5. <u>Heath Busa</u>	<u>20+</u>	<u>Business Developer</u>	<u>Business Development & Quality Control</u>

Proposed Staffing Levels

Landscape Maintenance staff will include; 13 laborers, 3 Supervisors, and 2 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>Alex Delgado</u>	<u>10+</u>	<u>Production Manager</u>	<u>Oversee all Crews</u>
2. <u>Jose Serra</u>	<u>8+</u>	<u>Foreman</u>	<u>Oversee Crew</u>
3. <u>Mike McDonnell</u>	<u>10+</u>	<u>Irrigation Lead Tech</u>	<u>Oversee Irrigation on property</u>
4. <u>Mark Landry</u>	<u>8+</u>	<u>Arborist</u>	<u>Arborist</u>

2. Experience (25 Points Possible) (___ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Meadow Pointe III CDD
Contact: Justin Lawrence Contact Phone: (727) 488-3433
Project Type/Description: CDD Master Planned Community

Dollar Amount of Contract: \$330,000
Your Company's Detailed Scope of Services for Project: _____
Full service landscape maintenance including but not limited to mowing,
detailing, irrigation maintenance, fertilization and pest control.

Duration of Contract: START DATE: January 2022 END DATE: Current

2. Project Name/Location: Longleaf CDD
Contact: Heather Jackson Contact Phone: (813) 991-1116
Project Type/Description: CDD Master Planned Community

Dollar Amount of Contract: \$265,000
Your Company's Detailed Scope of Services for Project: _____
Full service landscape maintenance including but not limited to mowing,
detailing, irrigation maintenance, fertilization and pest control.

Duration of Contract: START DATE: July 2016 END DATE: Current

3. Project Name/Location: Stonebrier CDD
Contact: Heath Beckett Contact Phone: (321) 263-0132
Project Type/Description: CDD Master Planned Community

Dollar Amount of Contract: \$205,000
Your Company's Detailed Scope of Services for Project: _____
Full service landscape maintenance including but not limited to mowing,

Experience cont.

detailing, irrigation maintenance, fertilization and pest control.

Duration of Contract: START DATE: March 2024 END DATE: Current

4. Project Name/Location: Del Webb Bexley Community Association

Contact: Tasha Mcalister Contact Phone: (877) 869-9700

Project Type/Description: Community Association

Dollar Amount of Contract: \$1,200,000

Your Company's Detailed Scope of Services for Project: _____

Full service landscape maintenance including but not limited to mowing,
detailing, irrigation maintenance, fertilization and pest control.

Duration of Contract: START DATE: January 2026 END DATE: Current

5. Project Name/Location: Seminole Hard Rock Hotel & Casino

Contact: James Bradford Contact Phone: (954) 393-7737

Project Type/Description: Resort & Casino property

Dollar Amount of Contract: \$400,000

Your Company's Detailed Scope of Services for Project: _____

Full service landscape maintenance including but not limited to mowing,
detailing, irrigation maintenance, fertilization and pest control.

Duration of Contract: START DATE: March 2021 END DATE: Current

3. Understanding Scope of RFP (10 Points Possible) (_____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Price (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. 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 (20) in this part of the evaluation criteria. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.80$. Therefore, Contractor "B" will receive 15.80 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$. Therefore, Contractor "C" will receive 9.88 of 20 points.

5. Reasonableness of ALL Numbers (25 Points Possible) (____ Points Awarded)

Up to twenty-five (25) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1, 2, 3, 4, 5 & 6.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

EXHIBIT B

Landscape Maintenance Map

(under separate cover)

PART 2

28,020.00

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-0-10 w/PreM	1	75	1,500
April	PreM	-	-	1,500
May	21-0-0	.5	50	1,500
July	24-2-11	1	75	1,500
October	20-0-10 w/PreM	1	75	1,500

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-0-10 w/PreM	1	260	2,480
April	PreM	-	-	2,480
May	24-2-11	1	260	2,480
July	Fe	-	-	2,480
August	24-2-11	1	260	2,480
October	20-0-10 w/PreM	1	260	2,480

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	4	80	480
May	8-0-10	4	80	480
October	8-0-10	4	80	480

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4	3	200	1,050
June	8-2-12+4	3	200	1,050
September	8-2-12+4	3	200	1,050
November	8-2-12+4	3	200	1,050

Please list any additional fertilization for those plant materials requiring specialized application

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) 3,800.00
\$ _____ yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
7,560.00
\$ _____ /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Canary	21		90.00	7,560.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4,626.00 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 18,600.00 yr.

Freeze Protection (description of ability) Yellowstone Landscape is able to handle freeze protection with regards to Irrigation.

\$65.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 95.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

When requested, Yellowstone Landscape can provide,

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

600 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 70.00 /CY
(app. April) \$ 42,000.00 /installation

And

150 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 70.00 /CY
(app. October) \$ 10,500 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 52,500.00 /yr.
(if both topdressings are performed - **do not include in Grand Total**)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$2.50 /annual

4,225.00

\$ _____ /rotation

16,900.00

\$ _____ /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

325,896.00

\$ _____ / Initial Term

Same as Initial Term

FIRST ANNUAL RENEWAL	\$ _____ /yr.
SECOND ANNUAL RENEWAL	\$ _____ /yr.
THIRD ANNUAL RENEWAL	\$ _____ /yr.
FOURTH ANNUAL RENEWAL	\$ _____ /yr.

*Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.

Yellowstone Landscape

Contractor/Firm Name _____

30319 Commerce Dr.

Firm Address _____

San Antonio, FL 33576

City/State/Zip _____

813-223-6999

813-886-4386

Phone Number _____ Fax Number _____

Heath Busa Business Development

Name and Title of Representative _____

(Please Print)

Representative's Signature _____

01/13/2026

Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 20____

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the first annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ Same as Initial Year yr.

- Storm Cleanup \$65/hr. (do not include in General Landscape Maintenance total or Grand Total)

- Freeze Protection (description of ability) We will provide pricing for materials and labor to cover all soft tissue plant material prior to freeze.

\$65/application (do not include in General Landscape Maintenance total or Grand Total)

- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)

\$65/hr. for employee with hand-held hose

\$200/hr. for water truck/tanker

PART 2

Same as Initial Year

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) Same as Initial Year
\$ _____ yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
Same as
\$ Initial Year /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ Same / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ Same as initial Year yr.

Freeze Protection (description of ability) Yellowstone Landscape is able to handle freeze protection with regards to irrigation.

\$65.00 /application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 100.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

600 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 70.00 /CY
(app. April) \$ 42,000.00 /installation

And

150 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 70.00 /CY
(app. October) \$ 10,500.00 /installation

52,500.00

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ _____ / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$2.50 /annual

4,225.00

\$ _____ /rotation

16,900.00

\$ _____ /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

Same as Initial Year

\$ _____ / First Annual Renewal

335,472.00

SECOND ANNUAL RENEWAL

\$ _____ /yr.

THIRD ANNUAL RENEWAL

\$ _____ /yr.

FOURTH ANNUAL RENEWAL

\$ _____ /yr.

*Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.

Yellowstone Landscape

Contractor/Firm Name _____

30319 Commerce Drive.

Firm Address _____

San Antonio, FL 33576

City/State/Zip _____

813-223-6999

813-886-4386

Phone Number _____ Fax Number _____

Heath Busa Business Development

Name and Title of Representative _____

(Please Print)

Representative's Signature _____

01/13/2026



Date _____

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the second annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 287,454.00 yr.

- Storm Cleanup \$65/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) We will provide pricing for materials and labor to cover all soft tissue plant material prior to freeze.

\$65.00/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$65.0/hr. for employee with hand-held hose

\$200/hr. for water truck/tanker

PART 2

28,860.00

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-0-10 w/PreM	1	75	1,472
April	PreM	-	-	1,472
May	21-0-0	.5	50	1,472
July	24-2-11	1	75	1,472
October	20-0-10 w/PreM	1	75	1,472

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-0-10 w/PreM	1	260	2,600
April	PreM	-	-	2,600
May	24-2-11	1	260	2,600
July	Fe	-	-	2,600
August	24-2-11	1	260	2,600
October	20-0-10 w/PreM	1	260	2,600

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	4	80	500
May	8-0-10	4	80	500
October	8-0-10	4	80	500

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4	3	200	1,100
June	8-2-12+4	3	200	1,100
September	8-2-12+4	3	200	1,100
November	8-2-12+4	3	200	1,100

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) 3,914.00
\$ _____ yr.
 (if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
 7,770.00
 \$ _____ / yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Canary	21		92.50	7,770.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4,764.00 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 19,158.00 yr.

Freeze Protection (description of ability) Yellowstone Landscape is able to handle freeze protection with regards to irrigation.

\$65 /application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 100.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

600 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 75.00 /CY (app. October) \$ 45,000.00 /installation

And

150 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 75.00 /CY (app. April) \$ 11,250.00 /installation

56,250.00

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ _____ / yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$2.60 /annual

4,394.00

\$ _____ /rotation

17,576.00

\$ _____ /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4- This is what contract will be written for)

335,472.00

\$ _____ / Second Annual Renewal

Same as 2nd annual

THIRD ANNUAL RENEWAL

\$ _____ /yr.

FOURTH ANNUAL RENEWAL

\$ _____ /yr.

***Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.**

Yellowstone Landscape

Contractor/Firm Name _____

30319 Commerce Drive.

Firm Address _____

San Antonio, FL 33576

City/State/Zip _____

813-223-6999

813-886-4386

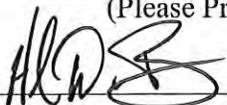
Phone Number _____ Fax Number _____

Heath Busa Business Development

Name and Title of Representative _____

(Please Print)

Representative's Signature _____



01/13/2026

Date _____

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the third annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ Same as 2nd Annual yr.

- Storm Cleanup \$65.0/hr (do not include in General Landscape Maintenance total or Grand Total)
- Freeze Protection (description of ability) We will provide pricing for materials and labor to cover all soft tissue plant material prior to freeze.

- \$65.00 ____/application (do not include in General Landscape Maintenance total or Grand Total)
- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)
\$65.0/hr for employee with hand-held hose
\$200/hr for water truck/tanker

PART 2

same as 2nd annual

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) same as second annual
\$ _____ yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
same as 2nd
\$ annual _____ /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ same 2nd an / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ same as 2nd annual yr.

Freeze Protection (description of ability) Yellowstone Landscape is able to handle freeze protection with regards to irrigation.

\$65.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 100.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

600 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 75.00 /CY
(app. April) \$ 45,000.00 /installation

And

150 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 75.00 /CY
(app. October) \$ 11,250.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 56,250.00 yr.
(if both topdressings are performed - **do not include in Grand Total**)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$2.60 /annual

4,394.00

\$ _____ /rotation

17,576.00

\$ _____ /yr. (if all rotations are performed - **do not include in Grand Total**)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

335,472.00

\$ _____ / Third Annual Renewal

342,181.00

FOURTH ANNUAL RENEWAL

\$ _____ /yr.

*Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.

Yellowstone Landscape

Contractor/Firm Name _____

30319 Commerce Drive.

Firm Address _____

San Antonio, FL 33576

City/State/Zip _____

813-223-6999

813-886-4386

Phone Number _____ Fax Number _____

Heath Busa Business Development

Name and Title of Representative _____

(Please Print)

Representative's Signature _____

01/13/2026

Date _____

BID FORM

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the fourth annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 293,203.00 yr.

- Storm Cleanup \$____/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) We will provide pricing for materials and labor to cover all soft tissue plant material prior to freeze.

\$65.00/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$65.0/hr. for employee with hand-held hose

\$200/hr. for water truck/tanker

PART 2

29,438.00

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-0-10 w/PreM	1	75	1500
April	PreM	-	-	1500
May	21-0-0	.5	50	1500
July	24-2-11	1	75	1500
October	20-0-10 w/PreM	1	75	1500

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-0-10 w/PreM	1	260	2650
April	PreM	-	-	2650
May	24-2-11	1	260	2650
July	Fe	-	-	2650
August	24-2-11	1	260	2650
October	20-0-10 w/PreM	1	260	2650

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	4	80	550
May	8-0-10	4	80	550
October	8-0-10	4	80	550

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4	3	200	1097
June	8-2-12+4	3	200	1097
September	8-2-12+4	3	200	1097
November	8-2-12+4	3	200	1097

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) 3,992.00
\$ _____ yr.
 (if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
 7,980.00
 \$ _____ /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Canary	21		95.00	7,980.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4,860.00 / yr.

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials) \$ 19,540.00 yr.

Freeze Protection (description of ability) Yellowstone Landscape is able to handle freeze protection with regards to Irrigation.

\$65.00 /application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 100.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

600 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 75.00 /CY
(app. April) \$ 45,000.00 /installation

And

150 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 75.00 /CY
(app. October) \$ 11,250.00 /installation

56,250.00

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ _____ / yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$2.70 /annual

4,563.00

\$ _____ /rotation

18,252.00

\$ _____ /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

342,181.00

\$ _____ / Fourth Annual Renewal

Yellowstone Landscape

Contractor/Firm Name _____

30319 Commerce Drive.

Firm Address _____

San Antonio, FL 33576

City/State/Zip _____

813-223-6999

813-886-4386

Phone Number _____ Fax Number _____

Heath Busa Business Development

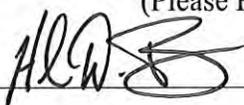
Name and Title of Representative _____

(Please Print)

Representative's Signature _____

01/13/2026

Date _____



COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

	5,075.00	
Mowing, hard edging, blowing off hard surfaces:	\$ _____ / event	
	1,875.00	
Pond bank mowing, including line-trimming to water's edge:	\$ _____ / event	
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	1,400.00	
	\$ _____ / event	
	17,500.00	
Tree Lifting:	\$ _____ / event	
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	24,000.00	
	\$ _____ / event	

**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	52.00	
		\$ _____	Hour
B.	Bush-Hog w/operator	90.00	
		\$ _____	Hour
C.	Tractor w/operator	90.00	
		\$ _____	Hour
D.	Supervisor with Transportation	90.00	
		\$ _____	Hour
E.	Laborer with hand equipment	52.00	
		\$ _____	Hour
F.	Truck w/driver	52.00	
		\$ _____	Hour
G.	Irrigation Tech	75.00	
		\$ _____	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	55.00	
		\$ _____	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	55.00	
		\$ _____	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	55.00	
		\$ _____	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	65.00	
		\$ _____	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	55.00	
		\$ _____	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	65.00	
		\$ _____	Hour
N.	Laborer for Additional Trash Pick-Up	52.00	
		\$ _____	Hour
O.	Lump Sum Mowing (¹), entire community	6,875.00	
		\$ _____	Per Mow

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

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:
- | | | |
|--|-------|----------------|
| | 55.00 | |
| | \$ | _____ per Hour |
| | \$ | _____ per Hour |
| | \$ | _____ per Hour |
- B. Debris removal equipment unit costs:
- | | | |
|--|-------|----------------|
| | 75.00 | |
| | \$ | _____ per Hour |
| | \$ | _____ per Hour |
| | \$ | _____ per Hour |
- C. Other emergency/disaster related unit costs:
- | | | |
|------------------------|--------|----------------|
| after hours + Weekends | 120.00 | |
| | \$ | _____ per Hour |
| 7-5 M-F | 75.00 | |
| | \$ | _____ 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.

EXHIBIT D

Form of Work Authorization

**WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE
AND IRRIGATION MAINTENANCE SERVICES**

THIS WORK AUTHORIZATION (the "Work Authorization"), dated _____, 20__ authorizes certain work in accordance with that certain *Agreement for Landscape Maintenance Services* (the "Agreement"), dated _____, 20__, by and between:

Meadow Pointe IV Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the "**District**"); and

_____, a _____, (the "**Contractor**").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, irrigation and pond maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services").

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

SECTION 3. GOVERNING LANGUAGE. This Work Authorization, together with the Agreement, represents the entire understanding between the District and the Contractor with regard to the referenced Work Authorization. Except for the warranties provided to the District, none of the provisions of Exhibit A shall apply to this Work Authorization and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it describes the scope of services for the labor and materials to be provided under this Work Authorization.

SECTION 4. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**MEADOW POINTE IV COMMUNITY
DEVELOPMENT DISTRICT**

Signature of Secretary

Signature of Chairperson, Board of Supervisors

Signature of Witness

By: _____

Its: _____

Exhibit A: Proposal/Scope of Additional Services

EXHIBIT E

Other Forms

MEADOW POINTE IV CDD

DAILY WORK JOURNAL

(this form (or a similar form) must be filled out at the end of each daily visit and turned in to the clubhouse office)

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: *(Please notify District Rep. if any)*

MEADOW POINTE IV CDD
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

_____ **LOCATION:** _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

MEADOW POINTE IV REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

MEADOW POINTE IV CDD
IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

_____ LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

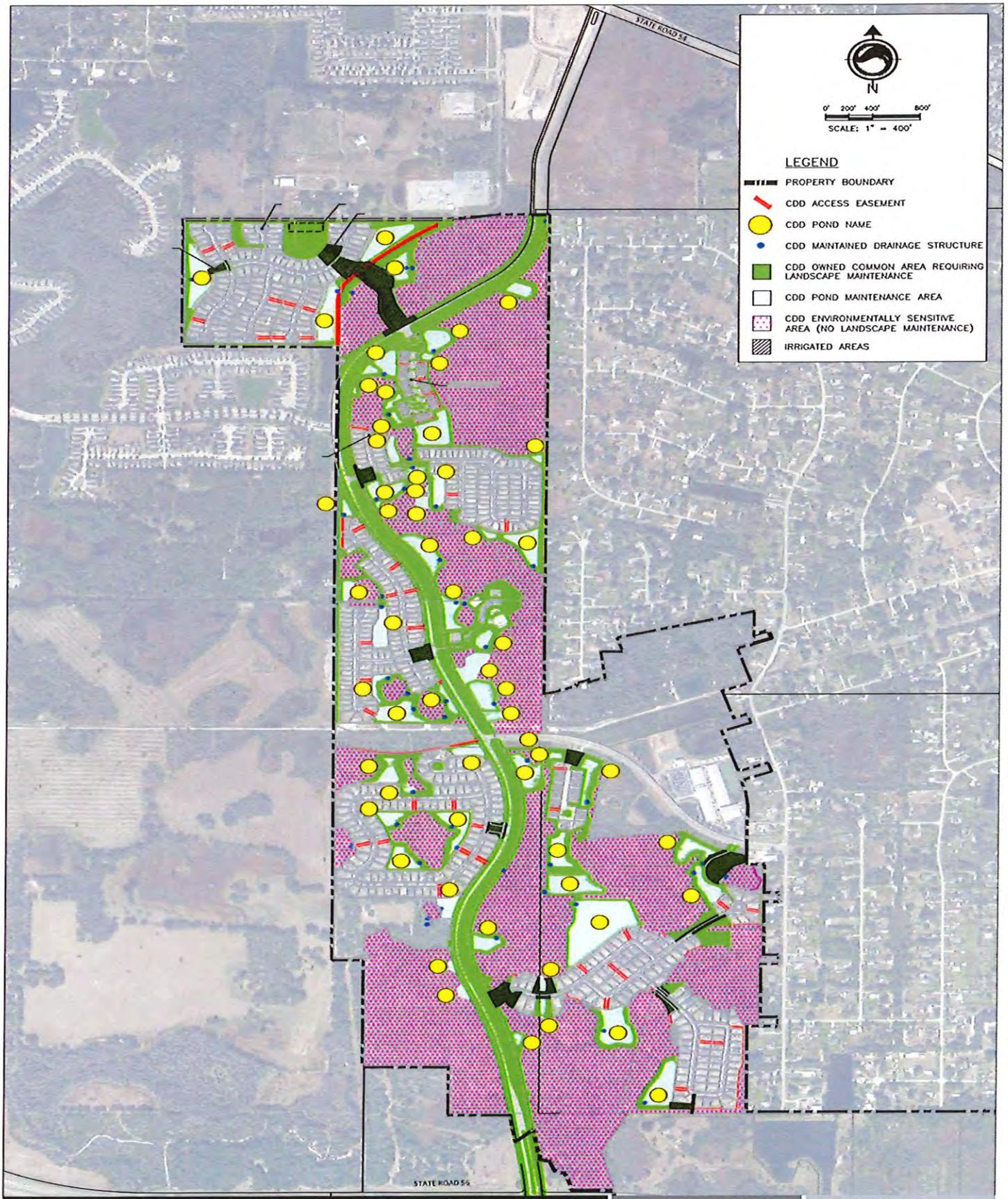
ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

IRRIGATION TECHNICIAN'S NAME: _____

MEADOW POINTE IV REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

*Map Not to Scale



INVESTMENT & AGREEMENT

ANNUAL INVESTMENT	MONTHLY INSTALLMENT
\$325,896.00	\$27,158.00

Key Terms & Conditions

Agreement Overview

This summary highlights important aspects of our service agreement. The complete terms and conditions are available in the appendix.

Our Commitment to You

- We provide all labor, materials, equipment, and supervision necessary for the services outlined in this proposal
- All work will be performed according to standard landscape maintenance practices by properly licensed personnel
- We maintain comprehensive insurance coverage including general liability, auto, and workers' compensation
- We stand behind our work with a 90-day warranty on workmanship and plant materials

Your Investment

- Annual service fee: **\$325,896.00** billed in equal monthly installments of **\$27,158.00**
- Payment terms: Due upon receipt of monthly invoice
- Contract term: Initial period with automatic renewal unless terminated

Additional Services

- Services beyond the scope of this agreement require written approval
- Emergency services available with 24-hour response capability
- Irrigation repairs, mulch installation, and seasonal color are provided at additional cost

Service Assurance

- Regular property inspections with written documentation
- Responsive communication with your dedicated Account Manager
- Environmental compliance with all applicable regulations
- Guarantee to correct any service deficiencies promptly

INVESTMENT & AGREEMENT

Compensation Schedule

Meadow Pointe IV CDD CDD agrees to pay Yellowstone Landscape \$325,896.00 in equal monthly installments billed in the amount of \$27,158.00 upon receipt of invoice.

Charges will increase as outlined in PART 6 (page 70 of RFP) at the commencement of year two of the automatic twelve (12) month renewal term per the agreement renewal terms of this agreement. Charges for plant materials and ground coverings are subject to change based on market price fluctuations.

The Terms and Conditions following and the Appendices attached hereto constitute part of this agreement.

Signature _____

Date _____

Meadow Pointe IV CDD

Rob Tetrault

Rob Tetrault

Regional Vice President, Yellowstone Landscape



YELLOWSTONE
LANDSCAPE

ABOUT YOUR NEW PARTNER



COMPANY OVERVIEW

Yellowstone Landscape is one of the nation's largest and most respected commercial landscaping companies, proudly serving clients across the country through a network of local branch locations. Our teams care for some of the most visible and prestigious properties in America - from master-planned communities and city parks to corporate campuses, hospitals, resorts, and industrial sites.



Comprehensive Services. Exceptional People.

Our services cover every aspect of the landscape lifecycle, including maintenance, enhancements, installation, irrigation, water management, tree care, snow and ice management, sports fields, and interiorscapes. Beyond our capabilities, what truly sets Yellowstone apart is our people. All the experienced Yellowstone Landscape Professionals you'll meet take pride in their craft and approach every property as if it were their own.



National Strength. Local Expertise.

We combine national strength with local expertise. Each Yellowstone branch operates as part of its community, supported by the resources, technology, and professional standards of a national leader. This structure allows us to deliver consistent quality, safety, and reliability at any scale, while maintaining the responsive, personal service our clients value most.

75%

of Supervisory and Management roles filled with internal promotions create stability and longevity in our leadership team

65

National Landscape Awards of Excellence presented to our projects across the country in the past twenty years

7000+

Landscape Professionals serving clients with unique properties and diverse service needs across the country each day.

80+

Service branch locations in over 20 states serve as our local hubs for coordinating your service teams.

2500+

Commercial vehicles on the road every day, safely transporting our crews, equipment, and materials to client properties.





YELLOWSTONE
LANDSCAPE

APPENDIX



TERMS AND CONDITIONS

Entire Agreement: This Landscape Management Agreement ("Agreement") contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape's (hereinafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality and Working Conditions: The amounts in the "Compensation Schedule" include labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. In the event additional fences, pools or other structures are installed on Client's Property during the Initial Term or any subsequent term of this Agreement, pricing will be adjusted to reflect those additional structures in accordance with the rates used for the Compensation Schedule. Pricing for flowers and mulch will be reviewed on an annual basis. Notwithstanding the foregoing or anything to the contrary herein, Yellowstone also reserves the right to charge Client additional charges for additional services provided by Yellowstone to Client, whether requested or incurred by Client, which may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Client of any such changes. Client's failure to object to such changes via written notice within 30 days shall be deemed to be Client's affirmative consent to such changes.

All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). To the extent applicable standard landscape maintenance practices conflict with conservation mandates, Yellowstone Landscape will furnish the Services in a manner consistent with such conservation mandates and/or state or local regulations. Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including, but not limited to, plans, specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services. In no event shall Yellowstone guarantee or provide Warranty for any work or services provided by a third party.

Access: Access during normal business hours and other reasonable periods of time, including, but not limited to, when necessary for after-hours emergencies, shall be furnished to areas necessary to complete work or related functions as outlined in this Agreement in a safe and efficient manner. Client will notify Yellowstone Landscape in writing of any limitation on access to the Property as soon as possible, and in any event at least 48 hours prior to any scheduled delivery of services, goods, or materials. If access is not available, Client will be notified via email and a visit charge may be assessed.

Utilities: All utilities shall be provided by the owner of the Property or Client.

Bio-Hazards: Yellowstone Landscape shall not be responsible for policing, picking up, removing or disposing of certain materials that may be bio-hazards at the Property. This includes, but is not limited to, items such as hypodermic needles (Sharps/needles), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids and will not be handled by Yellowstone Landscape employees or contractors at any time. Yellowstone Landscape shall only be obligated to report/communicate any observations of potential bio-hazards to Client for the appropriate removal by others, unless otherwise arranged.

Change in Ownership: Client shall provide written notice to Yellowstone Landscape of any proposed change in the ownership or management of the Property at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Property shall not relieve Client of its obligations hereunder, including, but not limited to, the payment of any amounts due, or to become due, hereunder.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

TERMS AND CONDITIONS

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" within this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to the address indicated on the invoice. In addition, if the Services include pricing for work including, but not limited to, mulch, pine straw, chemicals, flowers, irrigation or any other type of seasonal or periodic work ("Periodic Work"), and this Agreement is terminated early for any reason, whether during the Initial Term or any subsequent term after such work has been performed, Client shall owe Yellowstone for the full contract value of such Periodic Work, notwithstanding any agreement to spread such payment over a longer period.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Dispute Resolution and Choice of Law: The Agreement shall be governed by the laws of the State of Florida without regard to its conflicts of laws provision. Yellowstone and Client agree (i) to submit to the jurisdiction of the State or Superior Courts of Flagler County, Florida for the purpose of any suit or other proceeding arising out of or based upon this Agreement, (ii) agree not to commence any suit, action or other proceeding arising out of or based upon this Agreement except in the state courts of Flagler County, Florida. Any such dispute may by mutual agreement of the Parties be submitted to arbitration or mediation, which shall be conducted in Flagler County, Florida.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance. Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. If requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

TERMS AND CONDITIONS

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for economic, incidental, consequential, special or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation). Yellowstone shall not be responsible for any damage to structures, including, but not limited to, foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs, or similar structures that do not have a minimum buffer of mulch, planting bed space, or other barren or unmaintained area of sufficient size to offer protection to such structures from damage from mowers, weed-trimming lines, or other maintenance equipment (if not otherwise specified and agreed, a minimum of 8 inches). Likewise, Yellowstone will not be responsible for any damage to any cables, wires, irrigation components, or similar items not buried to specification in the event they are damaged during the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Increased Costs/Additional Services: Yellowstone reserves the right, and Client acknowledges that it should expect Yellowstone to increase or add charges payable by Client hereunder during the Initial Term or any Renewal Term: (i) for any changes or modifications to, or differences between, the actual Services provided by Yellowstone to Client and those specified on the Compensation Schedule; (ii) for any increase in fuel cost, raw material cost, fertilizer or chemical cost, regulatory cost recovery charge, environmental charge, and/or any other charges included or referenced in the Compensation Schedule (which charges are calculated and/or determined on an enterprise-wide basis, including Yellowstone and all affiliates); and (iii) to cover increased costs due to: uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, pandemics or other widespread illness, or acts of God such as floods, fires, hurricanes and natural disasters. Increases to charges specified in this section may be applied singularly or cumulatively and may include an amount for Yellowstone's operating or profit margin. Client acknowledges and agrees that any increased charges under this section are not represented to be solely an offset or pass through of Yellowstone's costs.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

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

Prevailing Provisions: In the event of any inconsistency between any terms set out herein and any exhibit, annex, schedule, proposal, or other document attached hereto, the Terms and Conditions of this Agreement shall prevail.

Vehicle Recording Devices: Client acknowledges and agrees that Yellowstone's vehicles may contain recording devices, and both video and audio recordings may be made during the provision of services hereunder.

INSURANCE CERTIFICATES



CERTIFICATE OF LIABILITY INSURANCE

4/1/2026

DATE (MM/DD/YYYY)

3/25/2025

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

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

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
INSURED 1472881 Yellowstone Landscape, Inc. and all Subsidiaries See Attached List 3235 N State Street P.O. Box 849 Bunnell FL 32110	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Safety National Casualty Corporation	NAIC # 15105
	INSURER B : ACE Property and Casualty Insurance Company	20699
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

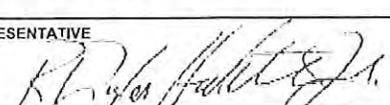
COVERAGES CERTIFICATE NUMBER: 16518497 REVISION NUMBER: XXXXXXXX

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 <input checked="" type="checkbox"/> Pesticide&Herbicide <input checked="" type="checkbox"/> SIR \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	GL6676218	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	CA6676217	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	N	N	XEUG72569647 004	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 SIR \$ 25,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	LDS4066360	4/1/2025	4/1/2026	<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

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

CERTIFICATE HOLDER**CANCELLATION** See Attachments

16518497 YELLOWSTONE LANDSCAPE INC 3235 N STATE ST PO BOX 849 BUNNELL FL 32110 USA	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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LICENSES AND CERTIFICATIONS



State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

PEST CONTROL BUSINESS LICENSE

License Number: JB500285

YELLOWSTONE LANDSCAPE
30319 Commerce Drive, TAMPA, FL 33576

LAWN

This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law, Chapter 482, Florida Statutes.

A handwritten signature in black ink, appearing to read "WILTON SIMPSON".

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: December 23, 2025

Expiration Date: December 23, 2026



The International Society of Arboriculture

Hereby Announces That

William Simpson

Has Earned the Credential

ISA Certified Arborist ®

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

Caitlyn Pollihan

Caitlyn Pollihan
CEO & Executive Director

15 December 2001

Issue Date

31 December 2028

Expiration Date

SO-2546A

Certification Number





YELLOWSTONE
LANDSCAPE

Excellence

IN COMMERCIAL LANDSCAPING

**THANK
YOU**

Prepared By:
Heath Busa
Yellowstone Landscape

Tab 2

50 Mr. Bill, a resident, asked about the cease-and-desist letter issued to the free
51 mount estimate company that has been consistently distributing flyers throughout the
52 community.

53
54 **FOURTH ORDER OF BUSINESS**

STAFF REPORTS

55
56 **A. Deputy/Captain Report**

57 The Deputy provided a report on recent activity within the community.

58
59 **B. District Engineer**

60 Mr. Woodcock provided updates on pond erosion as outlined in his report. The
61 Board requested that Mr. Woodcock review Pond No. 61.

62
63 On a motion from Mr. Page, seconded by Ms. McNeil, with all in favor, the Board of
64 Supervisors approved Mr. Woodcock's tree installation proposal, \$1,602.54 , for the
65 Meadow Pointe IV Community Development District.

66
67 **C. Aquatic Maintenance Report**

68 Mr. Agnew reviewed his report. The Board requested that the District Engineer
69 inspect Pond #81, investigate the two runoff areas, and determine whether a
70 homeowner's storm drain is causing the erosion. If the erosion is determined to be
71 caused by the homeowner, the Board directed that a cease-and-desist letter be
72 sent requesting installation of French drains or other corrective measures.

73
74 **D. Landscape Inspection Service Report**

75 Ms. Brodeen reviewed her report. The Board requested that the District
76 Engineer review the erosion at Pond #41 identified in the Landscaping
77 Inspection Service Report and determine the cause and whether the party
78 responsible is the CDD or the HOA.

79
80 **E. Juniper Landscaping**

81 Mr. Ledesma provided an update on the community landscape.

82
83 **F. Amenity Management Report**

84 Ms. Stanger presented her report.

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86 **G. District Counsel**

87 Mr. Babbar reviewed his report. An additional encroachment agreement has been
88 signed. A resident requested a \$300 credit, which the Board declined. He also
89 provided an update on the apron modification agreement.

90
91 **H. District Manager**

92 **1. Review of District Manager Report, Raid Log, & Monthly Financial Statement**

93 Mr. Adams presented the District Manager Report, Raid Log, and Monthly Financial
94 Statement. He reminded the Board that the next meeting will be held on February 11,
95 2026, at 9:00 a.m.

2. Review of the Outstanding Action Item List

The Board reviewed the action item list.

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FIFTH ORDER OF BUSINESS **BUSINESS ITEMS**

A. Consideration of Dog Station Installation Proposal

On a motion from Mr. Page, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the Dog Station Installation Proposal for the addition of three dog stations at a total cost of \$1,200, for the Meadow Pointe IV Community Development District.

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B. Consideration of SAASI Additional Sensor Proposal

On a motion from Ms. McNeil, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors approved the SAASI Additional Sensor Proposal in the amount of \$6,132.00, for the Meadow Pointe IV Community Development District.

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C. Consideration of Resolution 2026-01; General Election

On a motion from Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board of Supervisors approved Resolution 2026-01; General Election, for the Meadow Pointe IV Community Development District.

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SIXTH ORDER OF BUSINESS **BUSINESS ADMINISTRATION**

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 12, 2025

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the minutes for the Regular Meeting held on November 12, 2025, for the Meadow Pointe IV Community Development District.

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B. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 10, 2025

On a motion from Ms. McNeil, seconded by Ms. Fischer, with four in favor, the Board of Supervisors approved the minutes for the Regular Meeting held on December 10, 2025, for the Meadow Pointe IV Community Development District.

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C. Consideration of Operation and Maintenance Expenditures for November 2025

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for November 2025 (\$119,218.66), for the Meadow Pointe IV Community Development District.

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D. Consideration of Operation and Maintenance Expenditures for December 2025

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for December 2025 (\$215,057.17), for the Meadow Pointe IV Community Development District.

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SEVENTH ORDER OF BUSINESS

Supervisors Forum

No supervisor request at this time.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 6:59 p.m. for the Meadow Pointe IV Community Development District.

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Assistant Secretary

Chair/Vice Chair

DRAFT