



Rizzetta & Company

Waterlefe Community Development District

**Board of Supervisors' Meeting
February 16, 2026**

**Waterlefe Golf Club
1022 Fish Hook Cove
Bradenton, Florida 34212**

www.waterlefecdd.org

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Waterlefe Golf Club, 1022 Fish Hook Cove, Bradenton, Florida 34212

District Board of Supervisors	Sydney S. Xinos	Chair
	Eileen Antonelli	Vice Chair
	Richard Barber	Assistant Secretary
	Tom Tosi	Assistant Secretary
	Kenneth Bumgarner	Assistant Secretary
District Manager	Matt O'Nolan	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen & Mooney, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

All Cellular Phones and Pagers must be turned off 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 813-533-2950. 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.

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.waterlefecdd.org

Board of Supervisors
Waterlefe Community
Development District

January 12, 2026

FINAL AGENDA

Dear Board Members:

The Audit Committee meeting of the Waterlefe Community Development District will be held on **Monday, February 16, 2026, at 2:00 p.m.** at the Waterlefe Golf Club – located at 1022 Fish Hook Cove, Bradenton, Florida 34212.

BUSINESS ADMINISTRATION

1. Consideration of Audit Selection Evaluation Criteria.....Tab 1

The regular meeting of the Board of Supervisors of the Waterlefe Community Development District will be held on **Monday, February 16, 2026, at 2:00 p.m.** at the Waterlefe Golf Club – located at 1022 Fish Hook Cove, Bradenton, Florida 34212.

1. CALL TO ORDER / ROLL CALL

2. PUBLIC COMMENTS

3. STAFF REPORTS

- A. Aquatic Maintenance Report and UpdateTab 1

- i. Consideration of Annual Maintenance Service Contract.....Tab 2

- ii. Consideration of Solitude Proposals.....Tab 3

B. Landscape & Irrigation Update

- i. Field Inspection ReportTab 4

- ii. Landscape Contractor Report

- iii. Landscape Committee Update

C. Golf Club Update

- i. Financial Update from SteveTab 5

D. Golf Committee

E. Safety Committee

F. House Committee

- G. Property Management Update**.....Tab 6

H. MPOA Liaison Update

I. District Counsel

J. District Engineer

K. Discussion of Lake Bank Restoration

L. District Manager

1. Discussion of Public Records Request

4. BUSINESS ITEMS

- A. Consideration of 4th Quarter Website AuditTab 7

5. BUSINESS ADMINISTRATION - CONSENT AGENDA ITEMS

- A. Consideration of Operations and Maintenance Expenditures for
November and December 2025.....Tab 8

- B. Consideration of the Meeting Minutes from January 19,2025.....USC

6. SUPERVISOR REQUESTS AND COMMENTS

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) 533-2950.

Sincerely,
Matt O’Nolan
Matt O’Nolan
District Manager

Tab 1

WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (30 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required in a timely manner (meeting statutory or other deadlines for finalizing audits).

5. Price.

(10 Points) ***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total

(100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case categories 1 – 3 would be assigned 30 points each and category 4 would be assigned 40 points.

SOLITUDE

LAKE MANAGEMENT



Waterlefe CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-02-06

Prepared for:

Matt O'Nolan, CDD District Manager
Rizzetta & Company
1022 Fish Hook Cove
Bradenton, FL 34212

Prepared by:

Alex Johnson, Service Manager

Sarasota Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 1, 2, 3	3
PONDS 4, 5, 6	4
PONDS 7, 8, 9	5
PONDS 10, 11, 12	6
PONDS 13, 14, 15	7
PONDS 16, 17, 18	8
PONDS 18A, 19, 20	9
PONDS 21, 22, 26	10
PONDS 28	11
PONDS	
PONDS	
PONDS	
PONDS	
PONDS	
PONDS	
PONDS	
PONDS	
PONDS	
MANAGEMENT/COMMENTS SUMMARY 11-13	
SITE MAP 14	

Site: 1**Comments:**

Site looks good

Minimal amount of torpedograss observed growing along the perimeter. Vegetation from the littoral shelf has broken off and is floating around the pond.

**Action Required:**

Routine maintenance next visit

Target:

Torpedograss

Site: 2**Comments:**

Normal growth observed

Minimal amount of algae observed growing along the perimeter. Prior treatment on the littoral shelf is evident.

**Action Required:**

Routine maintenance next visit

Target:

Surface algae

Site: 3**Comments:**

Normal growth observed

Minor amount of algae observed growing along the perimeter.

**Action Required:**

Routine maintenance next visit

Target:

Surface algae

Site: 4**Comments:**

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

**Target:**

Torpedograss

Site: 5**Comments:**

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

**Target:**

Torpedograss

Site: 6**Comments:**

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

**Target:**

Torpedograss

Site: 7**Comments:**

Site looks good

Minimal amount of algae growth observed within pond 7.

Action Required:

Routine maintenance next visit

**Target:**

Surface algae

Site: 8**Comments:**

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

**Target:**

Torpedograss

Site: 9**Comments:**

Minimal amount of azolla observed growing within pond 9.

Action Required:

Routine maintenance next visit

**Target:**

Floating Weeds

Site: 10

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 11

Comments:

Normal growth observed

Minor amount of azolla observed growing within pond 11.



Action Required:

Routine maintenance next visit

Target:

Floating Weeds

Site: 12

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 13

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 14

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 15

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 16

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 17

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 18

Comments:

Site looks good

Minimal amount of algae observed growing within pond 18.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 18A**Comments:**

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss

**Site: 19****Comments:**

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss

**Site: 20****Comments:**

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 21

Comments:

Normal growth observed

Pennywort observed growing within the littoral shelf.

Action Required:

Routine maintenance next visit

Target:

Pennywort



Site: 22

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 26

Comments:

Site looks good

Minimal amount of sub-surface algae observed growing within pond 26.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 28

Comments:

Site looks good

Minimal amount of torpedograss observed growing along the perimeter.

**Action Required:**

Routine maintenance next visit

Target:

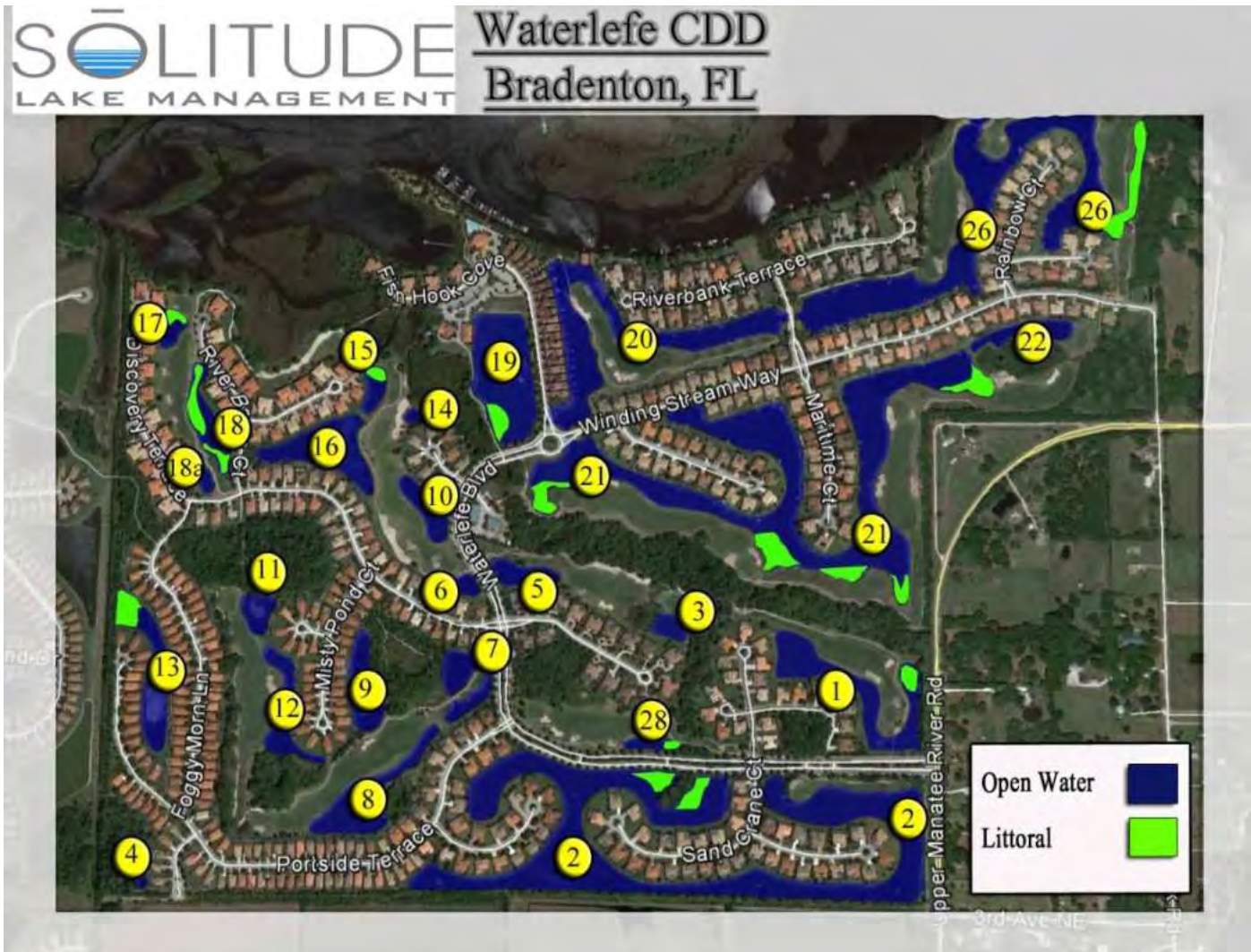
Torpedograss

Management Summary

Pond #1: Minimal amount of torpedograss observed growing along the perimeter. Vegetation from the littoral shelf has broken off and is floating around the pond.
Pond #2: Minimal amount of algae observed growing along the perimeter. Prior treatment on the littoral shelf is evident.
Pond #3: Minor amount of algae observed growing along the perimeter.
Pond #4: Minimal amount of torpedograss observed growing along the perimeter.
Pond #5: Minimal amount of torpedograss observed growing along the perimeter.
Pond #6: Minimal amount of torpedograss observed growing along the perimeter.
Pond #7: Minimal amount of algae growth observed within pond 7.
Pond #8: Minimal amount of torpedograss observed growing along the perimeter.
Pond #9: Minimal amount of azolla observed growing within pond 9.
Pond #10: Minimal amount of torpedograss observed growing along the perimeter.
Pond #11: Minor amount of azolla observed growing within pond 11.
Pond #12: Minimal amount of torpedograss observed growing along the perimeter.
Pond #13: Minimal amount of torpedograss observed growing along the perimeter.
Pond #14: Minimal amount of torpedograss observed growing along the perimeter.
Pond #15: Minimal amount of torpedograss observed growing along the perimeter.
Pond #16: Minimal amount of torpedograss observed growing along the perimeter.
Pond #17: Minimal amount of torpedograss observed growing along the perimeter.
Pond #18: Minimal amount of algae observed growing within pond 18.
Pond #18A: Minimal amount of torpedograss observed growing along the perimeter.
Pond #19: Minimal amount of torpedograss observed growing along the perimeter.
Pond #20: Minimal amount of torpedograss observed growing along the perimeter.
Pond #21: Pennywort observed growing within the littoral shelf.
Pond #22: Minimal amount of torpedograss observed growing along the perimeter.
Pond #26: Minimal amount of sub-surface algae observed growing within pond 26.
Pond #28: Minimal amount of torpedograss observed growing along the perimeter.

Site	Comments	Target	Action Required
1	Site looks good	Torpedograss	Routine maintenance next visit
2	Normal growth observed	Surface algae	Routine maintenance next visit
3	Normal growth observed	Surface algae	Routine maintenance next visit
4	Site looks good	Torpedograss	Routine maintenance next visit
5	Site looks good	Torpedograss	Routine maintenance next visit
6	Site looks good	Torpedograss	Routine maintenance next visit
7	Site looks good	Surface algae	Routine maintenance next visit
8	Site looks good	Torpedograss	Routine maintenance next visit
9		Floating Weeds	Routine maintenance next visit
10	Site looks good	Torpedograss	Routine maintenance next visit
11	Normal growth observed	Floating Weeds	Routine maintenance next visit
12	Site looks good	Torpedograss	Routine maintenance next visit
13	Site looks good	Torpedograss	Routine maintenance next visit
14	Site looks good	Torpedograss	Routine maintenance next visit
15	Site looks good	Torpedograss	Routine maintenance next visit
16	Site looks good	Torpedograss	Routine maintenance next visit
17	Site looks good	Torpedograss	Routine maintenance next visit
18	Site looks good	Surface algae	Routine maintenance next visit
18A	Site looks good	Torpedograss	Routine maintenance next visit
19	Site looks good	Torpedograss	Routine maintenance next visit
20	Site looks good	Torpedograss	Routine maintenance next visit
21	Normal growth observed	Pennywort	Routine maintenance next visit
22	Site looks good	Torpedograss	Routine maintenance next visit

Site	Comments	Target	Action Required
26	Site looks good	Sub-surface algae	Routine maintenance next visit
28	Site looks good	Torpedograss	Routine maintenance next visit



Tab 2



P.O. Box 5546 Sarasota, FL 34277
Office@AdmiralEnvironmental.com
www.AdmiralEnvironmental.com
Office: 941-777-3350

February 05, 2026

Bid Packet
for
Waterlefe Community Development District

It is our pleasure to provide you with the Bid Packet for Waterlefe CDD. This packet is tailored to meet your specific needs and includes the following items:

Contents:

- Cover Letter
- Proposed Aquatic Management Agreement
- Site Map
- Pond Measurements
- Certificate of Insurance
- W-9
- Client Reference List

For additional information about Admiral Environmental LLC, please refer to our website:

www.AdmiralEnvironmental.com

Thank you for the opportunity to provide you with a proposal for pond management services. If we can be of further assistance, please do not hesitate to contact us.

Respectfully,

A handwritten signature in blue ink, appearing to read "Michael D. Kaighin", is written over a light blue horizontal line.

Michael D. Kaighin, President
MKaighin@AdmiralEnvironmental.com
Direct: 941-284-3611



P.O. Box 5546 Sarasota, FL 34277
Office@AdmiralEnvironmental.com
www.AdmiralEnvironmental.com
Office: 941-777-3350

Mr. Rick Schappacher,

Thank you for the opportunity to submit a proposal for the management of your aquatic and natural areas. At Admiral Environmental, we pride ourselves on providing proactive, high-quality aquatic management services tailored to the unique needs of each community we serve. With over 95 years of combined industry experience and deep roots in the Sarasota, Bradenton, and Venice areas, we are confident in our ability to exceed your expectations.

Our approach emphasizes proactive rather than reactive care. Our licensed and experienced team of Commercial Aquatic Applicators and Wetland/Littoral specialists use a comprehensive strategy that considers water quality, plant species, seasonal factors, and Best Management Practices. By doing so, we develop effective Management Plans that maximize results while minimizing the use of herbicides and algaecides.

Effective communication is the cornerstone of our services. Our team will work closely with you, attending Board Meetings to discuss your community's aquatic needs and keeping you informed throughout the process. Our team members are not only experts in aquatic management but also Certified Stormwater Management Inspectors, ensuring that we remain compliant with all state and local regulatory agencies.

We offer a full range of services, from recurring maintenance of lakes, ponds, fountains, and control structures to specialized erosion control solutions and aquatic plantings. Our focus is on maintaining beautiful, functional, and healthy aquatic ecosystems that enhance property values and contribute to a thriving environment. Whether through erosion mitigation, invasive plant removal, or the installation of tranquil Airmax Fountains and Aeration Systems, we are dedicated to improving and maintaining your community's natural spaces.

We are excited about the possibility of partnering with you to ensure your aquatic areas and wetlands are well-maintained and functional for years to come. Please do not hesitate to reach out if you have any questions or need further details about our proposal.

Thank you for considering Admiral Environmental for your aquatic and wetland management needs.

Sincerely,

A handwritten signature in blue ink that reads "Michael D. Kaighin". The signature is fluid and cursive, with the first name being the most prominent.

Michael D. Kaighin
Admiral Environmental
President / Owner



P.O. Box 5546 Sarasota, FL 34277
Office@AdmiralEnvironmental.com
www.AdmiralEnvironmental.com
Office: 941-777-3350

AQUATIC MANAGEMENT AGREEMENT

This agreement, dated 02/05/2026, is made between **ADMIRAL ENVIRONMENTAL LLC** and **CUSTOMER**:

CUSTOMER: Waterlefe Community Development District
c/o Rizzetta & Company, Inc.
2700 S. Falkenburg e, Suite 2745
Riverview, FL. 33578

Both **CUSTOMER** and **ADMIRAL ENVIRONMENTAL LLC** agree to the following terms and conditions:

1. General Conditions:

ADMIRAL ENVIRONMENTAL LLC will provide aquatic management/environmental services on behalf of the CUSTOMER in accordance with the terms and conditions of this Agreement at the following site(s):

25 Ponds located at Waterlefe Community Development District in Bradenton, Florida

2. Contract Term:

The term of this Agreement shall commence March 1, 2026, and shall continue for 1 Year(s) or as otherwise provided by Contract Addendum. This Agreement shall automatically renew for a term equal to its original term as outlined in Paragraph 11, unless otherwise agreed to by both parties.

3. Contract Services:

CUSTOMER agrees to pay Admiral Environmental LLC the following amounts during the term of this Agreement for these specific aquatic management/environmental services.

- Aquatics Consulting & Post Treatment Reporting
- Algae Control
- Bacteria Treatments to improve water quality.
- Pond dye treatments
- Floating Vegetation Control
- Perimeter Grass & Weed Control
- Submersed Vegetation Control
- Incidental debris removal
- **Littoral Management.** Selective control of undesirable vegetation to promote the growth of desirable vegetation in the designated preserve and littoral areas. Maintenance is performed in accordance with State and County requirements.

Frequency of Service:

Pond Management 1 service event per **Month**.

Total Program Investment: Monthly: **\$5,000.00** Annual: **\$60,000.00**

4. Starting Date:

The starting day of this Agreement is the first day of the month in which services are first provided without regard to the actual days unless otherwise agreed to in writing, by both parties. Services shall be continuous without interruption.

5. Schedule of Payment:

\$5,000.00 shall be due and payable upon execution of this Agreement; the balance shall be payable in advance as outlined in Paragraph 3 above. CUSTOMER agrees to pay Admiral Environmental LLC by the first (1st) of the month and payment will be considered late after the fifteenth (15th) of the month. A late fee may be assessed after the 15th of the month. Additional finance charges will be applied to any balance after 30 days. A \$60 bank return fee is assessed for any payment that cannot be processed. Failure to pay any amount when due shall constitute a default under this Agreement.

6. Limited Offer:

The offer contained in this Agreement is valid for thirty (30) days only and must be returned to Admiral Environmental LLC for acceptance within that period. If not accepted within that time, the offer shall be void.

7. Safety:

Admiral Environmental LLC agrees to use specialized equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s).

8. Change of Address/Contact Information:

In the event that ADMIRAL ENVIRONMENTAL LLC or CUSTOMER undergoes a change in address or contact information, notification to the other party shall be made. Written instructions including the new address and contact information will be enclosed in the notification.

9. Termination Procedure:

This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by mail, return receipt requested.

- a. "Date of Termination" will be defined as: The last day of the month which is one (1) month after the "Notice of Termination" was received by either party in accordance with Paragraphs 9b and 9c.
- b. In the event that Customer's account is not Paid in Full on or before the Date of Termination, ADMIRAL ENVIRONMENTAL LLC will continue to bill CUSTOMER until the account is Paid in Full pursuant to Paragraph 9.c
- c. Paid in Full shall be defined as: Payment for all amounts invoiced by ADMIRAL ENVIRONMENTAL LLC (for services provided prior to and including the Date of Termination) have been received, deposited and cleared by ADMIRAL ENVIRONMENTAL LLC

10. Insurance:

Admiral Environmental LLC agrees to maintain, at its sole expense, the following insurance coverage: Worker's Compensation, General Liability, and Automobile Liability. CUSTOMER will be listed as an "Additional Insured" with waiver of subrogation of insurance and endorsements will be provided to the Customer.

11. Automatic Renewal:

Unless otherwise agreed upon by both parties, this Agreement shall automatically renew for a term equal to its original term, unless a "Notice of Termination" has been received as outlined in Paragraph 9. The contract amount may be adjusted at a rate of 5% increase per year on the anniversary date of this Agreement. Admiral Environmental LLC reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. Unless otherwise agreed to in writing, by both parties, service shall be continuous without interruption.

12. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that Admiral Environmental LLC may at its sole discretion seek any or all the following remedies:


- a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage.
- b. Imposition of "Collections Charge" for monies due. If this action is deemed necessary, in the sole judgement of Admiral Environmental LLC, CUSTOMER agrees to pay Admiral Environmental LLC's reasonable attorney fees (including those on appeal), court costs, collection costs and all other expenses incurred by Admiral Environmental LLC resulting from this collection activity.
- c. Filing of a mechanics lien on property for all monies due plus interest, costs, and attorney's fees.

13. Addenda:

- a. Water testing and bacteria monitoring shall be conducted at the sole discretion of Admiral Environmental LLC for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Additional work or services as requested by CUSTOMER, which is above and beyond the inherent work required as a part of this contract, such as physical cutting, plant removal, trash clean-up, and other manual maintenance may be performed by our staff. Additional work or services will be invoiced separately at our current hourly equipment and labor rates.

14. Contract Documents:

This Agreement constitutes the entire Agreement of Admiral Environmental LLC and the CUSTOMER. In the event that any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both Admiral Environmental LLC and CUSTOMER.

ADMIRAL ENVIRONMENTAL LLC
Signature: 
Print Name: Michael D. Kaighin
Date: 02/05/2026

CUSTOMER
Signature: _____
Print Name: _____
Date: _____

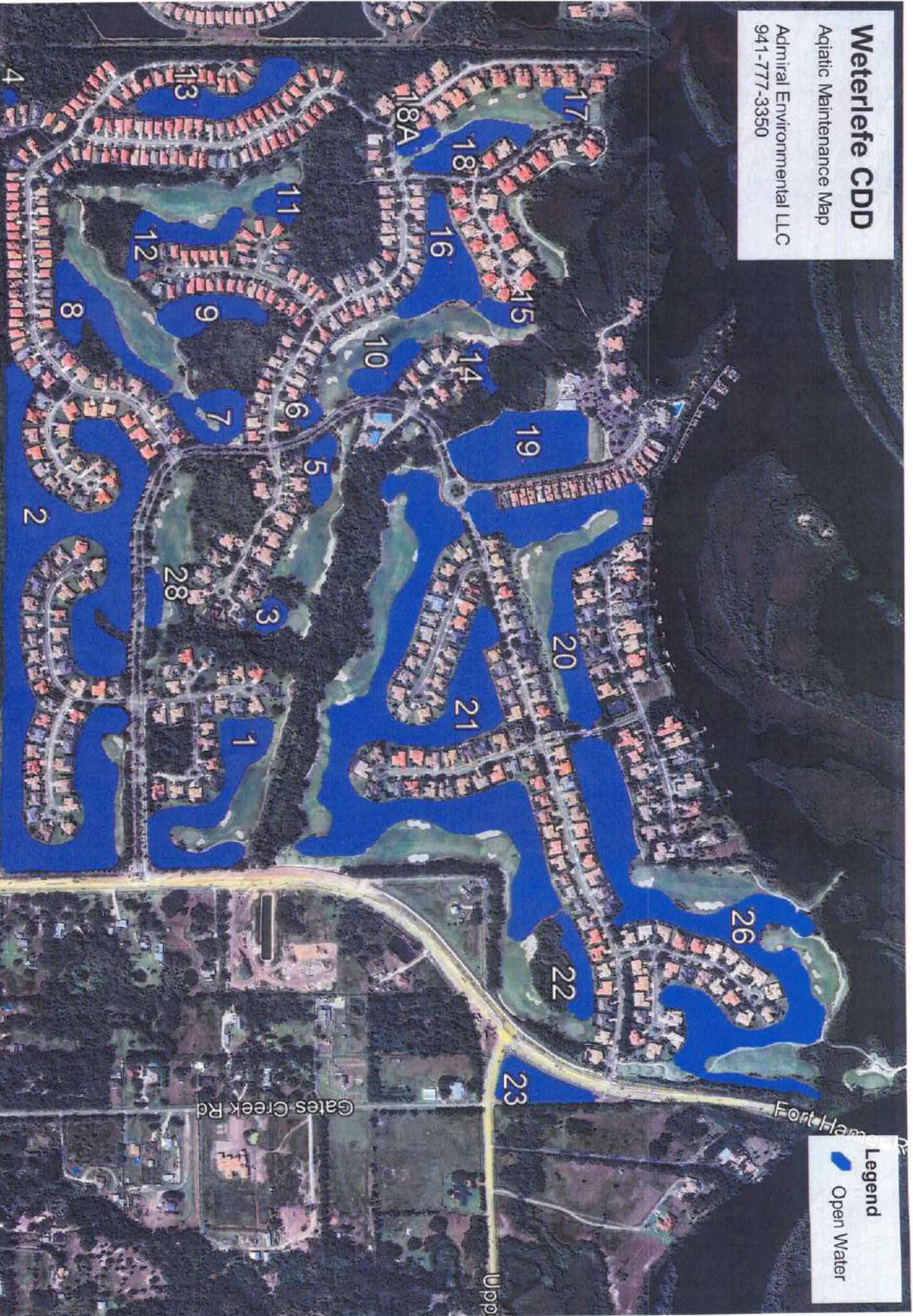
Weterlefe CDD

Aquatic Maintenance Map

Admiral Environmental LLC

941-777-3350

Legend
Open Water



Google Earth

Image © 2025 Airbus

3rd Ave NE

Gates Creek Rd

Fort Ham

Upper

2000 ft



Waterlefe CDD

POND #	ACRES	LF
1	3.51	3,461
2	17.90	13,167
3	0.43	520
4	0.10	204
5	0.79	917
6	0.30	442
7	1.47	1,722
8	2.44	2,341
9	1.58	1,405
10	1.10	1,038
11	0.71	715
12	1.45	1,919
13	2.10	2,108
14	0.30	657
15	0.56	692
16	2.81	1,929
17	0.48	580
18	1.46	1,610
18A	0.33	554
19	4.96	1,974
20	6.20	5,490
21	17.30	11,709
22	0.97	1,378
26	12.20	9,689
28	0.35	668
Total	81.80	66,889



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/10/2025

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 Shepherd Insurance, LLC. 111 Congressional Boulevard Suite 200 Carmel IN 46032		CONTACT NAME: Alan Schulte PHONE (A/C, No, Ext): (317) 846-5554 E-MAIL ADDRESS: aschulte@shepherdins.com FAX (A/C, No): (317) 846-5444	
INSURED Admiral Environmental LLC 1215 N. Lake Shore Dr. Sarasota FL 34231		INSURER(S) AFFORDING COVERAGE INSURER A: Bridgefield Casualty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 10335	

COVERAGES

CERTIFICATE NUMBER: CL2511483189

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
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	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						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
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	198-53957	11/03/2025	11/03/2026	<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

Admiral Environmental LLC ***PROOF OF INSURANCE*** P.O. Box 5546 Sarasota FL 34277-5546	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
--	---

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/04/2025

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 Shepherd Insurance, LLC. 111 Congressional Boulevard Suite 200 Carmel IN 46032		CONTACT NAME: Alan Schulte PHONE (A/C, No, Ext): (317) 846-5554 FAX (A/C, No): (317) 846-5444 E-MAIL ADDRESS: aschulte@shepherdins.com	
INSURED Admiral Environmental LLC 1215 N. Lake Shore Dr. Sarasota FL 34231		INSURER(S) AFFORDING COVERAGE INSURER A: Bridgefield Casualty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 10335	

COVERAGES**CERTIFICATE NUMBER:** CL2511483189**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	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					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below:	N/A	196-53957	11/03/2025	11/03/2026	<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**

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

River Club Homeowners' Association, Inc.
C/O Castle Group
6311 Atrium Dr., Suite 209
Lakewood Ranch

FL 34202

© 1988-2015 ACORD CORPORATION. All rights reserved.



P.O. Box 5546 Sarasota, FL 34277
Office@AdmiralEnvironmental.com
www.AdmiralEnvironmental.com
Office: 941-777-3350

Admiral Customer References

Pelican Pointe Golf and Country Club
Homeowners Association, Inc.
66 Lakes/Ponds, 40 Littoral areas and shoreline
restoration (rip rap stone)
Ray Mertz
Board Member
316-210-6356
rm@164b.org

The Preserve at Tara
Community Development District
52 Lakes/Ponds, 3 fountains, 10 aeration
Darby Connor
Chairman
203-887-7677
Seat4@TaraCDD.org

Rosedale Master Homeowners Association, Inc.
36 Lakes/Ponds, 3 Ditches, 4 control
structures/sumps
Sigrid Seymour
Committee – Natural Areas
443-253-5036
sigrid.seymour@gmail.com

Tara Golf & Country Club
25 Lakes/Ponds, 15 Littoral areas, 1 fountain
Donald Abell
Golf Course Superintendent
941-979-2491
dabell@taragcc.com

Stoneybrook Golf and Country
37 Lakes/Ponds, 32 Littoral areas
Forest Crooke
Natural Assets & Grounds Manager
941-302-8274
fcrooke@stoneybrookgcc.com



Mailing:

Physical:

P.O. Box
Parrish, FL 34219

11719 31st Ter E
Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Waterlefe CDD hereafter called "customer"

Customer: Waterlefe CDD
C/O: Rizzetta & Company
Contact: Matt O' Nolan
Address: 3434 Colewell Ave unit 200, Tampa, Florida 33614
Email: monolan@rizzetta.com
Phone: 813.533.2950

Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:

Twenty-Five (25) Waterways (80 Acres) at the Waterlefe Community located in Bradenton, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. Shoreline Grass and Brush Control	Included
2. Underwater, Floating and Algae Treatment	Included
3. Algae call back service	Included
4. All Services Performed by State Licensed Applicator	Included
5. Treatment Report Issued After Each Visit	Included
6. Use of EPA Regulated Materials Only	Included
7. Storm structure vegetation management	Included
8. Non-Construction trash removal (See Terms)	Included

Monthly Service Amount: \$4,989.00
Total 1st year Lake Maintenance Cost: \$59,868.00

Service shall consist of Forty-Eight (48) treatments a year as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 03/01/26 thru 02/30/27 Agreement will automatically renew as per Term and Conditions:

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By

Date


President, Sitex Aquatics Ilc.

02/01/2026

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

Proposal good for 60 days.

“NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I.E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY”

WATERLEFE CDD

1022 FISH HOOK COVE
BRADENTON, FL 34212
25 PONDS



SERVICES AGREEMENT

PROPERTY NAME: Waterlefe CDD

CUSTOMER NAME: Waterlefe CDD

SERVICE DESCRIPTION: **Annual Maintenance Services Renewal for Pond(s) Located at Waterlefe CDD.**

EFFECTIVE DATE: January 1, 2026 through December 31, 2026

SUBMITTED TO: Matt O'Nolan

SUBMITTED BY: Daniel Benitez, Inside Sales Manager

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse Customer for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses").
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one (1) year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall



automatically increase by six percent (6%) of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to



any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in



any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. **ASSIGNMENT.** The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. **NOTICES.** All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This



Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Waterlefe CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the pond(s) on a five (5) times per month basis.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

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

Littoral Shelf Control: Sites #1, 2, 13, 15, 17, 18, 19, 21, 23, 26 and 28 (3.65 acres)

1. Littoral areas will be inspected and treated on a **bi-monthly** basis (approximately
2. once every 60 days) to maintain compliance with governing agencies for the management of all nuisance and exotic species.
3. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
4. All Species will be killed in place with an approved herbicide,
5. This proposal does not include debris removal or disposal.



Trash Removal:

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

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

Permitting:

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - c. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.



5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$49,212.00**

Invoice Amount: **\$4,101.00**

Invoice Frequency: **Monthly**

Tab 3

SERVICES AGREEMENT

PROPERTY NAME: Waterlefe CDD (Lake)

CUSTOMER NAME: **Waterlefe CDD (Lake)**

SERVICE DESCRIPTION: 2026 Enhanced Waterbody Assessments at Pond 7 (1.43 acres)

EFFECTIVE DATE: **January 9, 2026**

SUBMITTED TO: Matt O'Nolan, District Manager

SUBMITTED BY: Alex Johnson, Project Manager; Andrea Jones, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. RESERVED.
8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably



and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.
19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.
20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.
21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

WATERLEFE CDD (LAKE)

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

Enhanced Waterbody Assessment: Pond 7

1. Lake water samples will be taken and tested for the following parameters:

(2) Total Nitrogen	(2) Ammonia
(2) Total Phosphorus	(1) Total Alkalinity
(1) Conductivity	(1) Turbidity
pH reading	Water Column Profile
Dissolved Oxygen	Temperature
2. The results of the tests along with recommendations and analysis of the results will be provided to the Customer in a written report following each testing period.
3. Any data collected that needs immediate action to resolve an issue will be brought to the Customer's attention at once.

Equipment:

1. Company will use the following equipment:

Secchi Disc	YSI
GPS	Van Dorn Water Sampler
pH	Water Sampling Kit
Pen	Depth Finder

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$1,080.00** Price is valid for 60 days from the Effective Date
(Deposit not required - 100% due upon completion of the services)

SERVICES AGREEMENT

PROPERTY NAME: Waterlefe CDD (Lake)

CUSTOMER NAME: **Waterlefe CDD (Lake)**

SERVICE DESCRIPTION: 2026 Enhanced Waterbody Assessments at Pond 9 (1.51 acres)

EFFECTIVE DATE: **January 9, 2026**

SUBMITTED TO: Matt O'Nolan, District Manager

SUBMITTED BY: Alex Johnson, Project Manager; Andrea Jones, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. RESERVED.
8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably



and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

WATERLEFE CDD (LAKE)

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

***SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202***

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

***SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451***



SCHEDULE A – SCOPE OF SERVICES

Enhanced Waterbody Assessment: Pond 9

1. Lake water samples will be taken and tested for the following parameters:

(2) Total Nitrogen	(2) Ammonia
(2) Total Phosphorus	(1) Total Alkalinity
(1) Conductivity	(1) Turbidity
pH reading	Water Column Profile
Dissolved Oxygen	Temperature
2. The results of the tests along with recommendations and analysis of the results will be provided to the Customer in a written report following each testing period.
3. Any data collected that needs immediate action to resolve an issue will be brought to the Customer's attention at once.

Equipment:

1. Company will use the following equipment:

Secchi Disc	YSI
GPS	Van Dorn Water Sampler
pH	Water Sampling Kit
Pen	Depth Finder

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algacides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$1,080.00** Price is valid for 60 days from the Effective Date
(Deposit not required - 100% due upon completion of the services)

SERVICES AGREEMENT

PROPERTY NAME: Waterlefe CDD (Lake)
CUSTOMER NAME: Waterlefe CDD (Lake)
SERVICE DESCRIPTION: Annual MuckBiotics management at **Pond 18**
EFFECTIVE DATE: February 1, 2026 through January 31, 2027
SUBMITTED TO: Steve Dietz
SUBMITTED BY: Erika Bamberg, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term



(each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by six percent (6%) of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after



disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA").



under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. **ASSIGNMENT.** The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. **NOTICES.** All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.



22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

WATERLEFE CDD (LAKE)

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Pond one time per month.

MuckBiotics Management:

1. MuckBiotic treatments as necessary to reduce muck buildup.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$6,531.12**

Invoice Amount: **\$544.26**

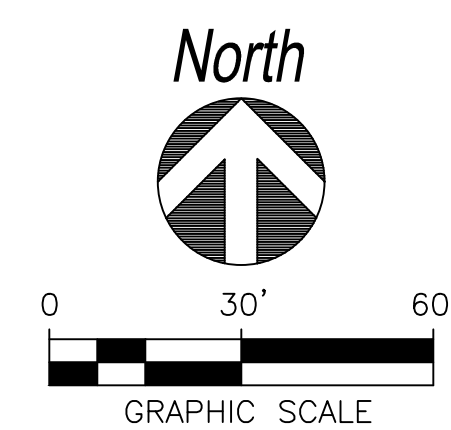
Invoice Frequency: **Monthly**

Exhibit "A"

Waterlefe Lake Bank Repairs											
Bid Tabulation Form 1.30.26											
				Crosscreek Environmental		Finn Outdoor		Element Environmental		Solitude	
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Pond 2 - Bank Stabilization utilizing either Method B or Geotube, including backfill, compaction, C350 Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap to extend from low water level to normal water level	670	LF	55.00	36,850.00	80.00	53,600.00	95.00	63,650.00	148.33	99,381.10
2	Pond 9 - Bank Stabilization utilizing either Method B or Geotube, including backfill, compaction, C350 Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap to extend from low water level to normal water level	435	LF	55.00	23,925.00	80.00	34,800.00	95.00	41,325.00	141.67	61,626.45
3	Pond 12 - Bank Stabilization utilizing either Method B or Geotube, including backfill, compaction, C350 Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap to extend from low water level to normal water level	275	LF	55.00	15,125.00	80.00	22,000.00	95.00	26,125.00	141.67	38,959.25
4	Pond 22 - Bank Stabilization utilizing either Method B or Geotube, including backfill, compaction, C350 Coconut Mesh Reinforcement Mat, and 4"-6" rip-rap to extend from low water level to normal water level	630	LF	55.00	34,650.00	80.00	50,400.00	95.00	59,850.00	141.67	89,252.10
5	Sod (to match existing)	2,250	SY	6.25	14,062.50	10.00	22,500.00	9.50	21,375.00	15.18	34,166.00
6	Water sod 3 times per week for 30 days (unless area is adequately watered by rains)	10	DA	350.00	3,500.00	1,000.00	10,000.00	350.00	3,500.00	1,000.00	10,000.00
7	Yard drains	10	EA	450.00	4,500.00	900.00	9,000.00	150.00	1,500.00	1,416.70	14,167.00
8*	Access repair	1	LS	1,500.00	1,500.00	2,000.00	2,000.00	14,000.00	14,000.00	6,250.00	6,250.00
9**	Miscellaneous cleanup and work	1	LS	1,200.00	1,200.00	1,000.00	1,000.00	3,000.00	3,000.00	6,250.00	6,250.00
Total					135,312.50		205,300.00		234,325.00		360,051.90

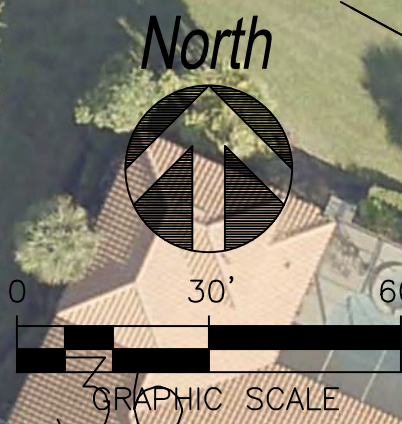
item 8* includes the necessary backfill and sod for all access areas

item 9** includes the repair and replacement of sprinkler heads and damaged pipe





LAKE 2
C.W.L.= 10.5
STORMWATER RETENTION AREA



SAND CRANE COURT

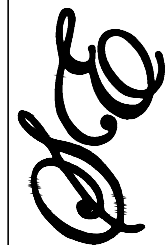
EXISTING DRAINAGE
PIPE

POND BANK

PROPOSED BANK
RESTORATION LIMITS

PROPOSED BANK
RESTORATION LIMITS

PROPOSED GEOTUBE
OR TYPE B BACKFILL
BANK RESTORATION



**Schappacher
Engineering, LLC**

3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

WATERLEFE CDD
CONSTRUCTION PLANS

**BANK RESTORATION PLAN
(SAND CRANE CT)**

SHEET NUMBER
C-03

DESIGNED	DRAWN	CHECKED	DATE
RS	KH	RS	JAN 2026

REV	DESCRIPTION	DATE	DWN BY	CHK BY

Signature
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501

Date



Pond 12 south along west side of cul-de-sac



Pond 12 south along west side of cul-de-sac



Pond 12 south along west side of cul-de-sac



Pond 12 south along west side of cul-de-sac



Pond 12 south along west side of cul-de-sac



Pond 22 northeast bank



Pond 22 northeast bank viewing west



Pond 22 north bank viewing west

Tab 4

WATERLEFE

LANDSCAPE INSPECTION REPORT



January 10, 2026

Rizzetta & Company

John R. Toborg – Division Manager

Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Upcoming Events

General Updates, Recent & Upcoming Maintenance Events

- ❑ **During the month of February, all St. Augustine turf shall receive an application of 5900 lbs. (118 – 50 lb. bags) of 8-0-12+4Mg fertilizer. Additionally, all Bahia turf shall receive an application of 600 lbs. (12 – 50 lb. bags) of 8-0-12+4Mg fertilizer, all ornamentals shall receive an application of 2000 lbs. (40 – 50 lb. bags) of 8-0-12+4 Mg fertilizer and finally all Palms shall receive an application of 675 lbs. (13 ½ - 50 lb. bags) of 8-0-12+4Mg fertilizer.**
- ❑ Per contract, I request SSLM notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. Payment for fertilization will not be approved without prior verification.

See the fertilizer spec below from the Scope of Services contained in the contract.

- ❑ The Waterlefe CDD requires that all fertilizer applied on the CDD property be 8-0-12+4Mg. Not only for palms, but for all turf, ornamentals, groundcovers and trees. 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.



Mossy Branch, Waterlefe Blvd.

The following are action items for Sun State Landscape Management (SSLM) to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Underlined Bold Red text** indicates deficient for more than two months. **Green text** indicates a proposal has been requested. **Blue** indicates an irrigation related matter. **Bold and underlined** text is either information or questions for the BOS. **Orange** is for Staff.

1. Tip the Variegated Confederate Jasmine outside the Mossy Branch gates.
2. What is the anticipated date of installation for the dead Ixora on the outside of the Mossy Branch gates? (Pic 2)



7. If SSLM feels there is enough viable St. Augustine turf on the WLBlvd. median, outbound lanes between Portside and Sand Crane south, but closer to Sand Crane south to rejuvenate it back to being a full, healthy lawn, then please apply a turf improvement program. If not, I will request a proposal for its replacement (200 – 300 sq. ft.)



3. Has a date been established to have all palm trimming completed?
4. Has Sand Crane north been inspected for irrigation line cracks? This cul-de-sac is habitually being run over by vehicles and most of the time water is standing behind the curb and in the gutter. (Pic 4>)
5. Treat broadleaf weeds in the Sand Crane north cul-de-sac turf.
6. I'll photograph this Canary on Conch Shell west only because I feel the crown is being bifurcated separating the lower fronds from the upper fronds. I will continue to monitor. (Pic 6>)



South Wall, Discovery, River Basin

8. Schedule a time going into March to have all Crape Myrtles pencil-pruned.
9. The newer-installed Sweet Viburnum along the south wall closer to the large lake are doing quite well, however, those closer to Mossy Branch are still in slight wilt condition and a couple need to be replaced. Is irrigation pressure good in this end? Was the check valve replaced? (Pic 9)



11. Item 22 from the November 25th report called out the overgrown hedge along the trail between Discovery and the River Basin boardwalk. SSLM has stated this is a golf course hedge. Although it has been mistakenly not colored green on the maintenance exhibit, it has been under the CDD maintenance since at least 2011. (Pic 11 & below.)



10. One of the trunks on the Reclinata on Discovery north cul-de-sac has died from Ganoderma. This tree will eventually completely die from this incurable disease which lives indefinitely in the soil. All palms are susceptible to this disease, and a palm should not be used when replacing. The presence of a conch on the trunk is the determining symptom. (Pics 10a & b>)



River Basin Park, Misty Pond

12. Remove dead growth from the Flax Lily inside River Basin Park.

13. Did the proposal to re-do the River Basin north cul-de-sac into include turf replacement? It should have as there is not much remaining. If it did not, I will request a proposal from SSLM. (Pic 13)



14. The Turning Leaf cul-de-sac turf remains very weedy. And more vehicular damage is present. (Pics 14a & b>)



15. Was there new turf replaced on Misty Pond in the recent past? It appears there was on the front of the cul-de-sac, but it didn't survive. If this was a project, this needs to be replaced under warranty. If not, I will request a proposal from SSLM. (Pic 15>)

16. Will most turf/shrub replacements be installed closer to March to avoiding freezing weather?

17. Treat broadleaf weeds in the turf on the outbound side of Misty Pond. (Pic 17)



Discovery East, Roundabout, Whooping Crane

18. Although there is a spray stake in the Discovery east cul-de-sac, I feel this is an ideal spot for turf replacement as it has never been enhanced, even when the Magnolia and Bougainvillea were installed. (Pic 18)



19. Make sure all irrigation controllers are closed and locked at all times.
20. Is it the Landscape Committee's intention to maintain the Bougainvillea on the roundabout in more squared shapes rather than rounded? Currently they are squared nearly the same height as the surrounding plants and do not stand out as much as if they were rounded and taller. (Pic 20)



21. When will the irises be replaced under the Foxtail Palm on the roundabout? I did not receive a response or proposal to the last report. (Pic 21>)

22. Keep the Sweet Potato Vines from covering the boulders on the roundabout.
23. Make sure we are maintaining all the buffer behind the last house on the outbound side of Whooping Crane as we should be. It is a tricky shaped easement as well as an odd-shaped lot and difficult to tell where the CDD's boundaries are. (see below)



24. Maintain the remaining Winding Stream buffer leaving Whooping Crane at consistent heights. Remove tall Oak suckers.
25. I feel the Maritime buffers are still overgrown. They were to have been trimmed the week of December 8th.
26. Make sure the palms within the Rainbow/Winding Stream lift station and at the Winding Stream gates are included in the next palm trimming.
27. Hand pull weeds form the side yard buffer adjacent to the last house on the outbound side of Rainbow.



Fish Hook

28. Also please include the palms on the way to the boat lift on the next palm trimming event.



Proposals

1. SSLM to Install and Invoice a patch of dead turf on the inbound side of Waterlefe Blvd. (WLBlvd.) between the guardhouse and Sand Crane North. (Pic 1)



2. SSLM to provide a proposal to replace turf on the WLBlvd. median directly outside Discovery west. (Pic 2)



3. SSLM to provide a proposal to remove and replace this failing turf underneath the STOP sign at WLBlvd. and Discovery east. (Pic 3>)
4. SSLM to provide a proposal to replace the turf on the WLBlvd. median from near the entrance to Fieldbrook. (Pic 4>)





Customer Information:

Waterlefe CDD
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614

Estimated by:	Andrew Mead
Location:	1022 Fish Hook Cove
Start Date:	03/02/2026

Job Description

Inject into ground and spray liquid insecticide into Palms (Sylvesters, Medjools & Canaries) quarterly 4x a year. At the time of the proposal there are 23 Palms needing treatment.

Itemized Estimate

	\$
(Sylvesters, Medjools & Canaries) Palm treatment done 4x a year 35 per palm (March)	805
(Sylvesters, Medjools & Canaries) Palm treatment done 4x a year 35 per palm (June)	805
(Sylvesters, Medjools & Canaries) Palm treatment done 4x a year 35 per palm (September)	805
(Sylvesters, Medjools & Canaries) Palm treatment done 4x a year 35 per palm (December)	805
Subtotal:	3220
Tax:	
Total Estimated Job Cost:	3220

Signature: _____

Date of Acceptance: ____/____/____

Signature: _____

Tab 5









WATERLEAF GOLF CLUB
1022 FISH HOOK COVE
BRADENTON, FLORIDA 34212

Sales: Jonathan Fierro

Waterleaf Golf Club Jobsite | 1022 Fish Hook
Cove | Design / Build / Install / Enhancements
1022 Fish Hook Cove Bradenton, Florida 34212

Est ID: EST5922109

Date: Jan-06-2026



White Diamond Landscape
15403 Sr 64 E
Bradenton, FL 34212
Whitediamondlandscape.com

Golf Course Quote 1				\$1,910.62
30 g	Muhly Grass 1g - 1	\$4.84		\$145.20
130 g	Cordgrass/Spartina 1g - 1	\$4.84		\$629.20
9 Hours	Enhancement Quote 1	\$120.14		\$1081.26

Subtotal	\$1,910.62
Taxes	\$0.00
<hr/>	
Estimate Total	\$1,910.62

Terms and Conditions

Landscape Enhancement Services

These Terms and Conditions govern all landscape enhancement services provided by **White Diamond Landscape**.

1. Scope of Work

The Contractor agrees to provide landscape enhancement services as outlined in the approved proposal, estimate, or agreement. Services may include, but are not limited to, planting, sod installation, mulching, edging, landscape lighting, and aesthetic improvements. Any work not specifically listed is excluded unless approved in writing and may result in additional charges.

2. Pricing and Payment

All prices are based on the agreed scope of work. A deposit of **50 percent** may be required prior to the start of work. The remaining balance is due within **15 days**. Late payments may be subject to additional fees.

3. Changes to Scope

Any changes requested by the Client after work has begun must be approved in writing. Changes may affect pricing and completion timelines.

4. Scheduling and Delays

Work schedules are subject to weather conditions, material availability, and site access. The Contractor is not responsible for delays caused by circumstances beyond reasonable control.

5. Site Access and Conditions

The Client agrees to provide safe and unobstructed access to the work area. The Contractor is not responsible for damage caused by undisclosed underground utilities, irrigation lines, roots, or pre-existing site conditions.

6. Maintenance Responsibility

Unless a separate maintenance agreement is in place, all ongoing care after installation—including watering, fertilization, pruning, and system operation—is the sole responsibility of the Client.

7. Warranty Terms

7.1 Plant Warranty

The Contractor provides a **six (6) month warranty** on all installed plants, beginning on the date of installation, **provided the Client follows a proper maintenance program**. Proper maintenance includes adequate irrigation, fertilization, and general care as recommended by the Contractor. Failure to properly maintain plants will void this warranty.

7.2 Sod Replacement Warranty

All sod replacement is warranted for **thirty (30) days** from the date of installation, **provided proper irrigation and fertilization are maintained**. The Contractor is not responsible for sod failure due to improper watering, lack of fertilization, soil conditions, pests, disease, or weather-related stress.

7.3 Landscape Lighting Warranty

Landscape lighting systems installed by the Contractor are warranted for **one (1) year** from the date of installation against defects in workmanship and installation, **provided the system is properly maintained**. Manufacturer warranties on fixtures and components apply where applicable.

7.4 Warranty Exclusions

This warranty does **not** cover damage or failure caused by **Acts of God**, including but not limited to lightning, floods, drought, storms, fire, or other natural disasters. The warranty also excludes damage caused by neglect, misuse, vandalism, improper maintenance, or circumstances beyond the Contractor's control.

No other warranties, express or implied, are provided beyond those expressly stated herein.

8. Property Disturbance

Minor and unavoidable disturbance to soil, turf, or existing landscaping may occur during installation. The Contractor will take reasonable care but is not responsible for minor restoration unless specified in writing.

9. Cancellation

Cancellations must be made in writing. Cancellations after materials are ordered or work has begun may result in charges for labor, materials, and restocking fees.

10. Limitation of Liability

The Contractor shall not be liable for indirect, incidental, or consequential damages. Liability is limited to the total value of services provided under this agreement.

11. Governing Law

These Terms and Conditions shall be governed by and interpreted in accordance with the laws of **Florida**.

12. Acceptance

Approval of the proposal, payment of deposit, or authorization to proceed constitutes acceptance of these Terms and Conditions.

Contractor: _____
Jonathan Fierro

Client: _____

Signature Date: _____
01/07/2026

Signature Date: _____

Email: jonathan@whitediamondlandscape.com

WATERLEAF GOLF CLUB
1022 FISH HOOK COVE
BRADENTON, FLORIDA 34212

Sales: Jonathan Fierro

Waterleaf Golf Club Jobsite | 1022 Fish Hook
Cove | Design / Build / Install / Enhancements
1022 Fish Hook Cove Bradenton, Florida 34212

Est ID: EST5922123

Date: Jan-06-2026



White Diamond Landscape
15403 Sr 64 E
Bradenton, FL 34212
Whitediamondlandscape.com

Golf Course				\$5,689.37	
150 g	Muhly grass 1g			\$4.84	\$726.00
12 Hours	Enhancement Quote 2			\$120.14	\$1441.68
	Maintenance Truck and Trailer			\$18.32	\$54.96
40 g	Philodendron 7g - 7	Croton - Magnificent		\$56.43	\$2257.20
1000 FT	Hunter HDL Dripline PC 0.9 GPH 12 in. 500 ft.	Hunter Drip Drip Line - Surface with Inline Emitters		\$0.51	\$510.00
1 EA	Irritrol 200B PVC GlobeAngle Valve 2 in. FIPT with Flow Control	Irritrol Products Electric Valves - Commercial		\$222.37	\$222.37
4 Hours	Irrigation Tech			\$119.29	\$477.16

Subtotal	\$5,689.37
Taxes	\$0.00
Estimate Total	\$5,689.37

Terms and Conditions

Landscape Enhancement Services

These Terms and Conditions govern all landscape enhancement services provided by **White Diamond Landscape**.

1. Scope of Work

The Contractor agrees to provide landscape enhancement services as outlined in the approved proposal, estimate, or agreement. Services may include, but are not limited to, planting, sod installation, mulching, edging, landscape lighting, and aesthetic improvements. Any work not specifically listed is excluded unless approved in writing and may result in additional charges.

2. Pricing and Payment

All prices are based on the agreed scope of work. A deposit of **50 percent** may be required prior to the start of work. The remaining balance is due within **15 days**. Late payments may be subject to additional fees.

3. Changes to Scope

Any changes requested by the Client after work has begun must be approved in writing. Changes may affect pricing and completion timelines.

4. Scheduling and Delays

Work schedules are subject to weather conditions, material availability, and site access. The Contractor is not responsible for delays caused by circumstances beyond reasonable control.

5. Site Access and Conditions

The Client agrees to provide safe and unobstructed access to the work area. The Contractor is not responsible for damage caused by undisclosed underground utilities, irrigation lines, roots, or pre-existing site conditions.

6. Maintenance Responsibility

Unless a separate maintenance agreement is in place, all ongoing care after installation—including watering, fertilization, pruning, and system operation—is the sole responsibility of the Client.

7. Warranty Terms

7.1 Plant Warranty

The Contractor provides a **six (6) month warranty** on all installed plants, beginning on the date of installation, **provided the Client follows a proper maintenance program**. Proper maintenance includes adequate irrigation, fertilization, and general care as recommended by the Contractor. Failure to properly maintain plants will void this warranty.

7.2 Sod Replacement Warranty

All sod replacement is warranted for **thirty (30) days** from the date of installation, **provided proper irrigation and fertilization are maintained**. The Contractor is not responsible for sod failure due to improper watering, lack of fertilization, soil conditions, pests, disease, or weather-related stress.

7.3 Landscape Lighting Warranty

Landscape lighting systems installed by the Contractor are warranted for **one (1) year** from the date of installation against defects in workmanship and installation, **provided the system is properly maintained**. Manufacturer warranties on fixtures and components apply where applicable.

7.4 Warranty Exclusions

This warranty does **not** cover damage or failure caused by **Acts of God**, including but not limited to lightning, floods, drought, storms, fire, or other natural disasters. The warranty also excludes damage caused by neglect, misuse, vandalism, improper maintenance, or circumstances beyond the Contractor's control.

No other warranties, express or implied, are provided beyond those expressly stated herein.

8. Property Disturbance

Minor and unavoidable disturbance to soil, turf, or existing landscaping may occur during installation. The Contractor will take reasonable care but is not responsible for minor restoration unless specified in writing.

9. Cancellation

Cancellations must be made in writing. Cancellations after materials are ordered or work has begun may result in charges for labor, materials, and restocking fees.

10. Limitation of Liability

The Contractor shall not be liable for indirect, incidental, or consequential damages. Liability is limited to the total value of services provided under this agreement.

11. Governing Law

These Terms and Conditions shall be governed by and interpreted in accordance with the laws of **Florida**.

12. Acceptance

Approval of the proposal, payment of deposit, or authorization to proceed constitutes acceptance of these Terms and Conditions.

Contractor: _____
Jonathan Fierro

Client: _____

Signature Date: _____
02/04/2026

Signature Date: _____

Email: jonathan@whitediamondlandscape.com

Waterlefe Income Statement
Actual vs. Budget as of December 31, 2025

	December Actual	December Budget	MTD Variance FAV / (UNFAV)	YTD Actual	YTD Budget	YTD Variance FAV / (UNFAV)
Combined Revenue						
Golf Operations	366,291	350,261	16,030	1,018,272	1,028,936	(10,664)
Restaurant	83,428	75,152	8,276	263,563	246,495	17,068
Admin	45,030	30,030	15,000	102,590	130,090	(27,500)
Total Revenues	494,749	455,443	39,306	1,384,425	1,405,521	(21,096)
Combined COGS						
Golf Operations	19,752	19,327	(425)	56,355	57,523	1,168
Restaurant	35,551	32,452	(3,099)	115,497	107,280	(8,217)
Total COGS	55,303	51,780	(3,523)	171,852	164,803	(7,049)
Golf Operations	346,539	330,934	15,605	961,917	971,413	(9,496)
Restaurant	47,877	42,700	5,177	148,066	139,214	8,852
Admin	45,030	30,030	15,000	102,590	130,090	(27,500)
Gross Profit	439,446	403,663	35,783	1,212,573	1,240,717	(28,144)
Combined Salaries						
Golf Operations	55,126	55,034	(92)	130,254	133,740	3,486
Restaurant	67,681	79,293	11,612	149,819	189,711	39,892
Maintenance	77,056	73,233	(3,823)	190,550	175,590	(14,960)
G&A	27,087	33,622	6,535	69,699	79,284	9,585
Total Payroll	226,950	241,182	14,232	540,322	578,325	38,003
Combined Expenses						
Golf Operations	20,932	15,720	(5,212)	58,070	46,760	(11,310)
Restaurant	7,516	9,125	1,609	24,816	27,675	2,859
Maintenance	23,599	32,407	8,808	101,851	157,258	55,407
G&A (Add Other Expenses)	103,424	109,462	6,038	287,843	305,563	17,720
Total Expenses	155,471	166,714	11,243	472,580	537,256	64,676
Other Income						
Interest Income	4,869	5,000	(131)	16,062	15,000	1,062
Other Income	-	-	-	-	-	-
Total Other Income	4,869	5,000	(131)	16,062	15,000	1,062
Golf Operations	270,481	260,179	10,302	773,593	790,913	(17,320)
Restaurant	(27,320)	(45,718)	18,398	(26,569)	(78,172)	51,603
Admin	(80,612)	(108,054)	27,442	(238,890)	(239,758)	868
Maintenance	(100,655)	(105,640)	4,985	(292,401)	(332,848)	40,447
Total Net Income / (Loss)	61,894	767	61,127	215,733	140,136	75,597

Round Information	ACTUAL MTD	BUDGET MTD	VARIANCE	ACTUAL YTD	BUDGET YTD	VARIANCE
Outings & Events Rounds	-	-	-	104	-	104
Outings & Events \$'s/Round	#DIV/0!	#DIV/0!	#DIV/0!	\$ 36	#DIV/0!	#DIV/0!
Passport & Trail Fee Rounds	2,441	2,549	(108)	7,309	7,793	(484)
Passport & Trail Fees\$/Rounds	\$ 70	\$ 68	\$ 2	\$ 69	\$ 67	\$ 2
Public Rounds	2,010	2,039	(29)	5,693	5,864	(171)
Green Fees & Cart Rental \$/Round	\$ 78	\$ 71	\$ 8	\$ 72	\$ 70	\$ 2
Total Rounds	4,451	4,589	(138)	13,106	13,657	(551)
Passport & Public Revenue/Round	\$ 72	\$ 69	\$ 3	\$ 70	\$ 68	\$ 2
Total \$/Round	\$ 82	\$ 76	\$ 6	\$ 78	\$ 75	\$ 2
	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	BUDGET MTD		ACTUAL MTD	BUDGET MTD	
Executive Family	39	42	(3)	19	23	(4)
Executive Single	51	60	(9)	59	54	5
Tenured Family	32	29	3	18	23	(5)
Tenured Single	30	28	2	18	14	4
Junior Executive Family	3	3	-	6	7	(1)
Junior Executive Single	1	1	-	14	13	1
Young Professional	1	1	-	10	12	(2)
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	157	164	(7)	144	146	(2)
Combnied Total	301	310				

Waterlefe Income Statement
Actual vs. Prior Year as of December 31, 2025

	December Actual	December Prior Year	MTD PY Variance FAV / (UNFAV)	YTD Actual	YTD Prior Year	YTD PY Variance FAV / (UNFAV)
Combined Revenue						
Golf Operations	366,291	376,374	(10,083)	1,018,272	943,830	74,442
Restaurant	83,428	71,671	11,757	263,563	214,294	49,269
Admin	45,030	37,130	7,900	102,590	137,590	(35,000)
Total Revenues	494,749	485,175	9,574	1,384,425	1,295,714	88,711
Combined COGS						
Golf Operations	19,752	21,590	1,838	56,355	41,603	(14,752)
Restaurant	35,551	34,903	(648)	115,497	97,608	(17,889)
Total COGS	55,303	56,493	1,190	171,852	139,211	(32,641)
Gross Profit	439,446	428,682	10,764	1,212,573	1,156,503	56,070
Combined Salaries						
Golf Operations	55,126	28,492	(26,634)	130,254	81,388	(48,866)
Restaurant	67,681	55,720	(11,961)	149,819	140,194	(9,625)
Maintenance	77,056	51,242	(25,814)	190,550	144,780	(45,770)
G&A	27,087	20,700	(6,387)	69,699	62,069	(7,630)
Total Payroll	226,950	156,154	(70,796)	540,322	428,431	(111,891)
Combined Expenses						
Golf Operations	20,932	9,023	(11,909)	58,070	39,801	(18,269)
Restaurant	7,516	8,811	1,295	24,816	34,485	9,669
Maintenance	23,599	59,217	35,618	101,851	176,418	74,567
G&A (Add Other Expenses)	103,424	93,581	(9,843)	287,843	269,520	(18,323)
Total Expenses	155,471	170,632	15,161	472,580	520,224	47,644
Other Income						
Interest Income	4,869	1,379	3,490	16,062	3,791	12,270
Other Income	-	-	-	-	-	-
Total Other Income	4,869	1,379	3,490	16,062	3,791	12,270
Total Net Income / (Loss)	61,894	103,275	(41,381)	215,733	211,639	4,093

Round Information	ACTUAL MTD	PRIOR YEAR	VARIANCE	ACTUAL YTD	PRIOR YEAR	VARIANCE
Outings & Events Rounds	-	-	-	104	225	(121)
Outings & Events \$'s/Round	#DIV/0!	#DIV/0!	#DIV/0!	\$ 36	\$ 12	\$ 24
Passport & Trail Fee Rounds	2,441	2,392	49	7,309	6,904	405
Passport & Trail Fees\$/Rounds	\$ 70	\$ 81	\$ (11)	\$ 69	\$ 76	\$ (7)
Public Rounds	2,010	1,915	95	5,693	4,723	970
Green Fees & Cart Rental \$/Round	\$ 78	\$ 77	\$ 2	\$ 72	\$ 73	\$ (2)
Total Rounds	4,451	4,307	144	13,106	11,852	1,254
Passport & Public Revenue/Round	\$ 72	\$ 67	\$ 5	\$ 70	\$ 74	\$ (4)
Total \$/Round	\$ 82	\$ 87	\$ (5)	\$ 78	\$ 80	\$ (2)

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	PRIOR YEAR		ACTUAL MTD	PRIOR YEAR	
Executive Family	39	48	(9)	19	27	(8)
Executive Single	51	55	(4)	59	59	-
Tenured Family	32	32	-	18	20	(2)
Tenured Single	30	20	10	18	16	2
Junior Executive Family	3	2	1	6	5	1
Junior Executive Single	1	1	-	14	16	(2)
Young Professional	1	1	-	10	13	(3)
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	157	159	(2)	144	156	(12)
Combniend Total	301	315				

	ACTUAL	ACTUAL	ACTUAL	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2025-2026 Forecast	2025-2026 Budget	Forecast Diff (Unfav)/Fav
Combined Revenue															
Pro Shop	301,939	350,042	366,291	371,726	438,513	427,580	380,884	379,924	292,393	272,780	245,851	241,998	4,069,921	4,093,101	(23,180)
Restaurant	86,892	93,243	83,428	90,619	97,621	92,722	83,271	75,521	66,347	61,149	60,057	60,027	950,898	935,554	15,344
Admin	50,030	7,530	45,030	20,030	10,030	30	30	30	30	30	30	30	132,860	160,360	(27,500)
Total Revenue	438,861	450,815	494,749	482,375	546,165	520,332	464,185	455,475	358,769	333,959	305,938	302,056	5,153,679	5,189,015	(35,336)
Combined COGS															
Pro Shop	12,867	23,736	19,752	18,553	20,775	20,998	19,722	16,674	15,178	13,077	10,656	10,590	202,577	204,474	1,897
Restaurant	37,771	42,175	35,551	39,850	42,633	40,070	35,771	32,484	28,519	26,316	25,921	25,910	412,971	405,599	(7,372)
Total COGS	50,638	65,911	55,303	58,403	63,409	61,068	55,493	49,157	43,697	39,393	36,576	36,500	615,549	610,074	(5,475)
Gross Profit	388,223	384,904	439,446	423,972	482,756	459,265	408,692	406,318	315,072	294,565	269,362	265,555	4,538,130	4,578,941	(40,811)
Combined Payroll															
Pro Shop	35,226	39,902	55,126	39,353	39,353	39,753	39,378	39,378	34,119	47,171	34,531	34,119	477,406	480,891	3,486
F&B	38,670	43,468	67,681	56,884	56,884	56,884	42,461	39,689	39,689	55,175	39,689	39,689	576,863	601,680	24,817
Maintenance	56,899	56,595	77,056	51,178	51,178	52,003	54,162	54,162	54,162	77,690	55,004	54,162	694,253	679,293	(14,960)
G&A	21,058	21,554	27,087	34,451	23,531	23,531	23,531	23,531	23,531	40,332	27,812	23,531	313,482	317,630	4,148
Total Payroll	151,853	161,519	226,950	181,866	170,946	172,171	159,532	156,760	151,501	220,368	157,036	151,501	2,062,004	2,079,494	17,490
Combined Expenses															
Pro Shop	20,833	16,305	20,932	102,890	28,190	12,540	12,540	15,390	12,540	10,610	12,540	13,140	278,450	266,510	(11,940)
Restaurant	9,059	8,241	7,516	10,125	9,125	9,725	10,325	9,125	9,125	9,125	9,125	9,125	109,741	112,600	2,859
Maintenance	36,547	41,705	23,599	39,704	38,545	37,742	54,126	73,709	36,817	34,714	52,164	77,044	546,416	601,098	54,682
G&A	88,793	95,626	103,424	106,487	105,595	99,999	98,517	96,088	91,890	95,660	93,135	91,494	1,166,708	1,131,484	(35,224)
Total Expenses	155,232	161,877	155,471	259,206	181,455	160,006	175,508	194,312	150,372	150,109	166,964	190,803	2,101,315	2,111,692	10,377
Interest Income	6,032	5,161	4,869	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	61,062	60,000	1,062
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income	6,032	5,161	4,869	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	61,062	60,000	1,062
All Expenses (including COGS)	357,723	389,307	437,724	499,476	415,810	393,245	390,533	400,230	345,570	409,870	360,576	378,804	4,778,868	4,801,260	22,392
Net Income From Operations	87,170	66,669	61,894	(12,101)	135,355	132,088	78,652	60,245	18,199	(70,911)	(49,638)	(71,748)	435,873	447,755	(11,882)
Calculated Data															



DECEMBER 2025 FINANCIAL NOTES

REVENUE:

Month: Up \$39,306 (9%) to budget
Year-to-Date: Down \$21,096 (2%) to budget
Prior Year Month: Up \$9,574 (2%) to prior year

COST OF GOODS SOLD:

Month: Up \$3,523 (7%) to budget
Year-To-Date: Up \$7,049 (4%) to budget
Prior Year Month: Down \$1,190 (2%) to prior year

GROSS PROFIT:

Month: Up \$35,783 (9%) to budget
Year-to-Date: Down \$28,144 (9%) to budget
Prior Year Month: Up \$10,764 (3%) to prior year

PAYROLL:

Month: Down \$14,232 (6%) to budget
Year-to-Date: Down \$38,003 (7%) to budget
Prior Year Month: Up \$70,796 (45%) to prior year*

COMBINED EXPENSES:

Month: Down \$11,243 (7%) to budget
Year-to-Date: Down \$64,676 (12%) to budget
Prior Year Month: Down \$15,161 (9%) to prior year

NET INCOME:

Month: Up \$61,127 to budget
Year-To-Date: Up \$75,597 to budget
Prior Year Month: Down \$41,381 to prior year*

PUBLIC ROUNDS:

Month: Down 29 to budget while the per round average was \$8 more to budget
Year-to-Date: Down 171 to budget while the per round average was \$2 more to budget
Prior Year Month: Up 95 to prior year while the per round average was \$2 more to prior year

TOTAL ROUNDS:

Month: Down 138 to budget while the per round average was \$3 more to budget
Year-to-Date: Down 551 to budget while the per round average was \$2 more to budget
Prior Year Month: Up 144 to prior year while the per round average was \$5 more to prior year

*December 2025 had three payroll periods while December 2024 only had two.

Tab 6

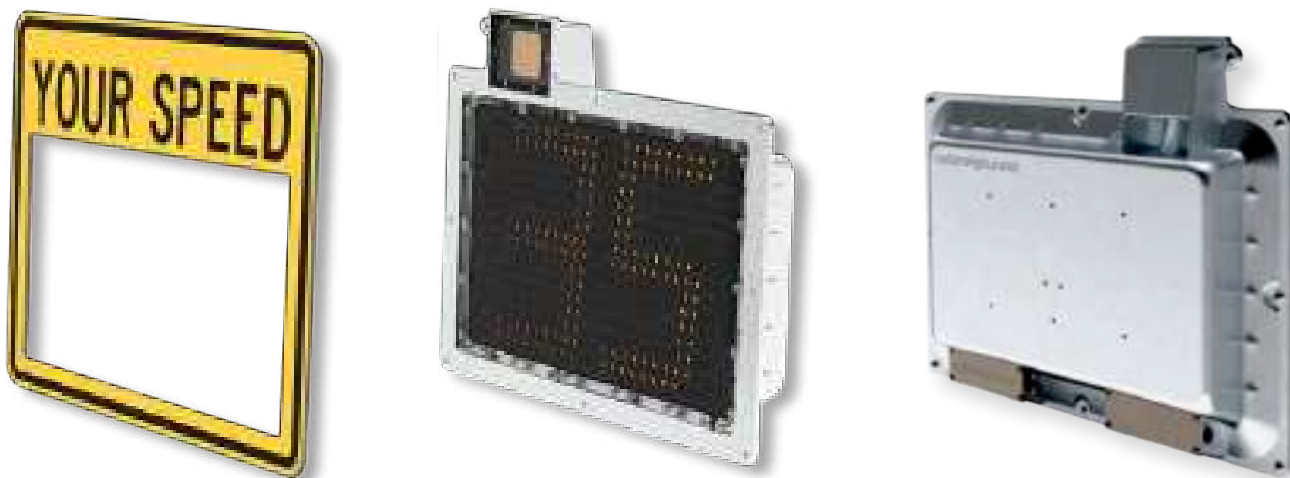
TC-600
**RADAR SPEED
SIGN SERIES**

SPECIFICATIONS



TC-600 RADAR SPEED SIGN SERIES

SPECIFICATIONS



RADAR SPEED SIGN

LED Display	13" Tall digits visible up to 600 feet; Ideal for road speeds 5 mph – 60 mph. Super bright amber LEDs in full matrix LED design with adjustable brightness.
BeamTech Bashplate™	Bullet-resistant aluminum shield over LED display with integrated reflectors increase pixel fill and amplify LED intensity.
Vandal Resistant Cover	1/4" thick polycarbonate panel over display area that is abrasion, graffiti, and shatter resistant
Blue Blinky™	Radarsign's proprietary blue LED in the center of display; blinks to show the sign is powered and active.
Radar <i>FCC pt. 15 Compliant; No license required.</i>	K Band, Single Detection Doppler Radar Beam: Width: 12°; Height: 24° Vehicle Detection: Up to 1200 feet Speed Detection: 5 – 127 mph (accuracy +/- 1 mph)
Sign Housing <i>IP65, NEMA 4 Compliant</i>	Dimensions: 18.5"H x 26.25"W x 5"D Material: Aluminum (0.1875" Thick) Construction: Non-sealed, ventilated
Equipment Cabinet <i>NEMA 3 Compliant</i>	Dimensions: 18.56"W x 14.19"H x 11.65"D, 22lbs Material: 6061 Aluminum (0.125" Thick) Finish: Silver Powder Coat Security: Type II Lock and Key
Mounting	Stainless steel mounting bracket and hardware included for poles up to 4.5" OD
WiFi Connectivity	The radar speed sign generates its own WiFi signal. This enables management of the sign via smartphone, tablet, or laptop. Software updates are delivered Over-the-Air (OTA) directly to the sign.
Operating Temp.	Minimum: -40°F; Maximum: 160°F
Weight	Solar Model: 41 lbs (67 lbs with batteries) AC Model: 41 lbs
Standard Scheduler	Allows the user to program the radar sign to operate on a recurring weekly schedule. Equipped with 4 customizable, recurring weekly events. Includes a default setting to manage the sign's behavior when none of the 4 events are activated.
Warranty	Two years on parts and labor, one year on batteries. Does not cover malicious abuse, theft, or damage due to unauthorized modification.

TC-600 RADAR SPEED SIGN SERIES

SPECIFICATIONS



MULTI-LANE PLAQUE – 30" X 24"
MUTCD 11th Edition Compliant



MULTI-LANE SIGN – 30" X 36"
MUTCD 11th Edition Compliant



RS LEGACY SIGN – 28" X 33"



DISPLAY FEATURES

Stealth Mode	Sign display appears inactive to drivers while continuing to collect traffic data.
Possum Switch™	Sign 'plays dead' for 30 minutes when sustaining force. Stops or reduces the length/severity of vandalism attempts.
Max Speed Cut Off	Reduces 'sign racing' by the speed display appearing inactive at user determined high speed.
Display Flash Rates	Slow: 75 fpm (1.25 Hz) Fast: 150 fpm (2.5 Hz)
Message Alerts	SPEED, SLOW DOWN, TOO FAST, Enhanced Font (Bold)

POWER OPTIONS

SOLAR		AC	
Solar Panel	Standard: 55w Optional Upgrades: 85w, 100w, 120w	Power Supply	Hard wire to 100 VAC – 240 VAC
Backup Power Supply	Dual 12V 18 A/H AGM batteries support up to 12 days of backup.	Power Consumption	< 2.0 amps (24w) at maximum display intensity and < 0.5w in idle mode
Power Charge Log	Logs solar output and battery charge status Accessible via WiFi or cellular	Circuit Breaker	Multi-circuit; 10 amp fuse

OPTIONAL ADD-ONS

Advanced Scheduler	Web based interface accessed via WiFi on a browser. Features multi-year programming scheduler. Controls radar speed sign and display content.		
StreetSmart Data and Reporting <i>No Recurring Fees</i>	One-time lifetime license fee per sign. Includes 35 customizable charts and graphs. Users can view and download radar-recorded traffic data.		
Radarsign Cloud™ <i>with Cellular Connectivity</i>	Modem built into the sign enables cloud access for remote management. Available in 1 or 2 year agreements. Enables uploads of StreetSmart traffic data to cloud* <i>*StreetSmart data license required</i>		
Custom Messaging Package ⚠️ <i>WiFi-Only</i>	Create custom display messages. Allows for 2 text lines, 7 characters each. Includes all message alerts Managed with Radarsign's Advanced Scheduler.		
Message Alerts <i>Included in the Custom Messaging Package. Available for individual purchase if the package is not selected.</i>	SCHOOL ZONE SHARP CURVE Left Chevrons (<<) Right Chevrons (>>)	Smiley Face THANK YOU – ⚠️ <i>WiFi-Only</i> FINE \$XXX – ⚠️ <i>WiFi-Only</i>	
Strobes <i>Available for individual purchase.</i>	Simulated Camera Flash & White Police Flash (<i>Alternating Red/Blue</i>) Strobe Bundle (<i>Police Flash and White Simulated Camera Flash</i>)		



1325 Cobb International Dr NW, Suite 113, Kennesaw, GA 30152

radarsign.com | info@radarsign.com | 678-965-4814



Quotation

Date: 1/20/2026

1325 Cobb International Dr
Suite 113
Kennesaw, GA 30152

PROPOSED BY:	
Name	Max Bishop
Phone	(678) 965-4814 Ext. 109 M: (470) 577-4982
Email	mbishop@radarsign.com

Cloud Admin:	
Phone:	
Email:	

PROPOSED TO / BILL TO:	SHIP TO:	
Waterlefe Trade In	Waterlefe Trade In	Account
		Address
		City, ST, Zip
		Phone
cthreatt@waterlefi.com	cthreatt@waterlefi.com	Email
Christ Threatt	Christ Threatt	Attention

P. O. NUMBER	TERMS	

LINE #	QTY	PART #	DESCRIPTION	PRICE EACH	TOTALS
1	1	TC-600 S	Solar Power Radar Sign 13" Full Matrix Display: speeds readable at 600 feet 13" LED display - superbright amber with est. 100,000 hour life Two 12V 18 amp hour AGM batteries, provides up to 12 days backup operation K Band radar, meets FCC Part 15 rules, detection range up to 1200 feet "SLOW DOWN" & "TOO FAST" speeder alert messages, plus 3 levels of flashing speeds 3/8" thick Bashplate™ (provides the ultimate in vandal protection of sign) Standard timers allow up to 5 settings per day Possum Switch' allows sign to go dark for 30 minutes if assaulted with force Wi-Fi wireless transmitter, communication range up to 300 feet, No internet required	\$3,695.00	\$3,695.00
2	1	600S-W	YOUR SPEED PLAQUE (30"X24") or YOUR SPEED SIGN(30"X36") 11th Edition MUTCD Compliant Plaque Color Options: Yellow 600P-Y, Yellow/Green 600P-YG, White 600P-W, Orange 600P-O Sign Color Options: Yellow 600S-Y, Yellow/Green 600S-YG, White 600S-W, Orange 600S-O	Included	Included
3	1	AA041	50 watt solar panel, standard, Includes mounting bracket (AA003)	Included	\$0.00
	0		Additional Options		
4	1	AA073	Optional: Heavy Duty Lock for Universal Pivot Bracket TC-600 Only	\$45.00	\$45.00
5	0	AA061	Optional: Simulated Camera Flash & White Strobe	\$100.00	\$0.00
6	0	AA099	Optional: Red/Blue Strobe alert (Police Flash)	\$100.00	\$0.00
7	0	AA100	Optional: Strobe Bundle (Alternating Red/Blue, White Simulated Camera Flash)	\$200.00	\$0.00
8	0	Custom Message	Optional Custom Message Package: 2 lines up to 7 characters	\$300.00	\$0.00
9	0	AC026	Mounting Options: SS pipe clamp set (2) fits to 2.5" to 4" OD (small round pole) Used for mounting sign, solar panel bracket or sign extender bracket (Qty 2 per package)	\$14.00	\$0.00
10	2	AC027	Mounting Options: SS pipe clamp set fits 4" to 6" OD (medium size round pole) Used for mounting sign, solar panel bracket or sign extender bracket (Qty 2 per package)	\$16.00	\$32.00
11	0	AA048	Mounting Options: Universal Bolt Mounting Kit - Used on square post or U-Channel post. Qty 2 per pack	\$6.00	\$0.00
12	1	StreetSmart	Optional: StreetSmart Data Collection Lifetime license (per sign) 35 charts, graphs, and tables included. Provides weekly, daily, hourly, and 1/2 hour data on # of vehicles, # of speeders, average speeds, peak speeds, 50th & 85th percentile & more. Extended 30 day charts included for trend analysis. No recurring fees. Required to access traffic data.	\$300.00	\$300.00
13	1	RW002	Two year warranty (includes parts & labor and backup batteries)	Included	Included
14	0	SHP-LIFTGATE	Lift Gate (if Needed)	\$120.00	\$0.00
15	1	SHP-600	Ground Shipping for TC-600 Series	\$175.00	\$175.00
16	1	-	Customer Discount	(\$1,000.00)	(\$1,000.00)

Minimum re-stock fee: 15%.

* Quote valid for 30 days. Pricing does not include any international taxes, fees, or duties.

Sales Tax Rate: 0.000%

Grand Total: \$3,247.00

TOTALS

US State sales tax must be collected unless you provide a sales tax exempt form.

Authorized Signature

Print Name/Title

Date

Certified Quality System
ISO 9001:2015100% MUTCD Compliant
Radar Speed SignsProudly Engineered &
Manufactured in the USA

		Estimated Cost		Contingency	Estimated Cost	County	
	Amount Spent	To Complete	Total Cost	(5%)	Plus Contingency	Payment	Over/(Under)
Professional Fees	14,963	9,000	23,963	-	23,963	-	(23,963)
Landscape Improvements							
Berm South of Main Entrance	-	81,000	81,000	4,050	85,050	78,339	(6,711)
Waterlefe Blvd Center Median	975	20,995	21,970	1,099	23,069	21,325	(1,744)
Berm North of Main Entrance	-	57,000	57,000	2,850	59,850	436,078	376,228
Between Hole 3 & Hole 12	-	15,000	15,000	750	15,750	17,287	1,537
Hole 12 Tee	-	55,000	55,000	2,750	57,750	67,302	9,552
Hole 13 Fairway	65,264	-	65,264	-	65,264	71,008	5,744
Hole 14 Tee	40,149	-	40,149	-	40,149	13,951	(26,198)
Land Takings	-	-	-	-	-	152,567	152,567
Golf Course Modifications	144,463	100,000	244,463	12,223	256,686	450,060	193,374
Total	265,813	337,995	603,808	23,722	627,530	1,307,917	680,387

Updated: January 15, 2026



1325 Cobb International
Suite 113
Kennesaw, GA 30152

PROPOSED BY:	
Name	Zack Fowler - Customer Service
Phone	678-965-4814
Fax	678-278-1256

Quotation

Date:
2/9/2026

SOLD/PROPOSED TO:	SHIP TO:	
	Waterlefe Community Development	Account
	1022 Fish Hook Cove	Address
	Bradenton FL 34212	City, ST, Zip
	(941) 730-3466	Phone
	cthreatt@waterlefeff.com	Email
	chris threatt	Attention

P. O. NUMBER	TERMS	DESCRIPTION	VIA	F.O.B.
		Refresh pricing for TC-500S radar speed sign (Serial #100773)		Marietta, GA
LINE #	QTY	DESCRIPTION	PRICE EACH	TOTALS
	1	Radarsign Refresh Service	\$ 1,600.00	\$1,600.00
1	1	Replace CPU board	Included	
2	1	Replace Radar assembly	Included	
3	1	Replace Radar digital HTX interface board to CPU	Included	
4	1	Replace Bluetooth with Wifi transmitter (10x faster, 10x range, up to 300 feet)	Included	
5	1	Replace both backup batteries (18 A/H 12 volt) (Solar sign only)	Included	
6	1	Update internal sign code to latest version	Included	
7	1	New polycarbonate cover for display area if needed	Included	
8	1	Return ground shipping	Included	
9	1	Warranty for 1 year (includes all parts replaced plus any other failure due to workmanship)	Included	
	1	Shipping box, if needed	Included	
* Quote valid for 45 days. Pricing does not include applicable sales tax.			TOTAL	\$1,600.00

ACCEPTANCE/APPROVAL

Authorized Signature

Print Name/Title

Date

Tab 7



Quarterly Compliance Audit Report

Waterlefe

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

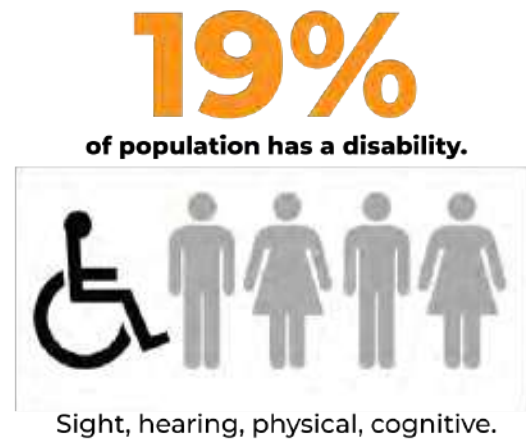
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 8

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.waterlefecdd.org

Operation and Maintenance Expenditures November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,356.01**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Charter Communications	20251124-1	2095400110525	Guardhouse - Winding Stream Way 11/25	\$ 437.00
Florida Power & Light Company	20251112-1	1540-004442-10/25 ACH	509 Sand Crane Ct IRR 10/25	\$ 883.28
Florida Power & Light Company	20251112-1	20335-85551-10/25 ACH	502 Mossy Branch LN # Gate 10/25	\$ 33.39
Florida Power & Light Company	20251112-1	72303-02379-10/25 ACH	1018 Fish hook CV # LGTS 10/25	\$ 32.97
Florida Power & Light Company	20251112-1	98791-18074-10/25 ACH	10625 Waterlefe Blvd # Lights 10/25	\$ 718.96
Florida Power & Light Company	20251112-1	99271-76355-10/25 ACH	10629 Waterlefe Blvd # pump 10/25	\$ 178.37
Florida Power & Light Company	20251112-2	71483-32377-0/25 ACH	10625 Waterlefe Blvd # Gate 10/25	\$ 116.61
Florida Power & Light Company	20251112-2	86267-8147610/25 ACH	10715 Waterlefe BLVD # LTS 10/25	\$ 32.55
Florida Power & Light Company	20251112-2	99406-62548-102825	10629 Waterlefe Blvd # Well 10/25	\$ 276.55
Manatee County Sheriff's Office	300221	4452	Off Duty 10/25	\$ 975.00
MCUD	20251118-1	100012427-10/25 ACH	10625 Waterlefe Blvd 10/25	\$ 137.06
MCUD	20251118-1	100012535-10/25 ACH	10623 Conch Shell Ter 10/25	\$ 15.06

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
MCUD	20251118-1	100012633-10/25 ACH	722 Misty Pond Ct 10/25	\$ 233.54
MCUD	20251118-1	100012753-10/25 ACH	846 Whooping Crane Ct 10/25	\$ 1,210.57
MCUD	20251118-1	100012776-10/25 ACH	10502 Conch Shell Terr 10/25	\$ 106.88
MCUD	20251118-1	100012802-10/25 ACH	602 Misty Pond Ct 10/25	\$ 21.30
MCUD	20251118-1	100012835-10/25 ACH	9602 Turning Leaf Terr 10/25	\$ 32.48
MCUD	20251118-1	100012871-10/25 ACH	631 Sand Crane Court 10/25	\$ 35.28
MCUD	20251118-1	100034786-110/25 ACH	9924 Discovery Ter 10/25	\$ 16.73
MCUD	20251118-1	100034840-10/25 ACH	10214 Discovery Ter 10/25	\$ 20.70
MCUD	20251118-1	100034902-10/25 ACH	802 Whooping Crane Ct 10/25	\$ 119.29
MCUD	20251118-1	100034956-10/25 ACH	10001 Discovery Ter 10/25	\$ 16.73
MCUD	20251118-1	100035013-10/25 ACH	9407 Portside Ter 10/25	\$ 59.33
MCUD	20251118-1	100035124-10/25 ACH	602 Foggy Morn Ln 10/25	\$ 25.79

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
MCUD	20251118-1	100035184-10/25 ACH	803 Field Brook Ct 10/25	\$ 106.88
MCUD	20251118-1	100035239-10/25 ACH	502 Mossy Branch Ln 10/25	\$ 282.53
MCUD	20251118-1	100035291-10/25 ACH	9933 Portside Ter 10/25	\$ 16.73
MCUD	20251118-1	100035354-10/25 ACH	534 Sand Crane Ct 10/25	\$ 114.94
MCUD	20251118-1	100173725-10/25 ACH	11116 Winding Stream Way 10/25	\$ 30.99
MCUD	20251118-1	100173784-10/25 ACH	806 Maritime Ct 10/25	\$ 80.81
MCUD	20251118-1	100173845-10/25 ACH	10641 Restoration Ter 10/25	\$ 71.08
MCUD	20251118-1	100173904-10/25 ACH	401 Sand Crane Ct 10/25	\$ 47.81

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
MCUD	20251118-1	100173968-10/25 ACH	824 Field Brook Ct 10/25	\$ 105.99
MCUD	20251118-1	100174020-10/25 ACH	10002 Day Lily CT 10/25	\$ 70.07
MCUD	20251118-1	100174075-10/25 ACH	10119 Day Lily Ct 10/25	\$ 109.45
MCUD	20251118-1	100174187-10/25 ACH	11105 Winding Stream 10/25	\$ 497.05
MCUD	20251118-1	100174240-10/25 ACH	11015 Big Bass PI 10/25	\$ 45.90
MCUD	20251118-1	100174298-10/25 ACH	1005 Winding Stream Way 10/25	\$ 94.23
MCUD	20251118-1	100174352-10/25 ACH	1043 Rainbow Ct 10/25	\$ 28.61
MCUD	20251118-1	100174409-10/25 ACH	10110 Discovery Terrace 10/25	\$ 22.08
MCUD	20251118-1	100174527-10/25 ACH	600 Upper Manatee River Rd 10/25	\$ 18.03
MCUD	20251118-1	10034736 - 10/25 ACH	10819 Winding Stream Way-Irrig	\$ 15.06
Persson, Cohen & Mooney, P.A.	300222	6500	Legal Services 10/25	\$ 4,727.50
Rizzetta & Company, Inc.	300215	INV0000104541	District Management Services 11/25	\$ 6,879.58

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Schappacher Engineering, LLC	300223	2965	District Engineering 10/25	\$ 3,465.00
Solitude Lake Management, LLC	300227	PSI213599	Monthly Maintenance 11/25	\$ 3,982.00
Solitude Lake Management, LLC	300227	PSI214460	Monthly Maintenance 11/25	\$ 72.82
Solitude Lake Management, LLC	300227	PSI219039	Monthly Maintenance 11/25	\$ 445.20
Spectrum	20251107-1	168629201102125 11/25 ACH	Guardhouse - Winding Stream Way 11/25	\$ 199.99
Spectrum	20251112-3	2146062102325	Cable/Internet 11/25	\$ 205.00
Sun State Landscape Management, Inc.	300226	70213	Irrigation Repairs 10/25	\$ 1,552.13
Sun State Landscape Management, Inc.	300226	70261	Fertilization 11/25	\$ 14,310.00
Suncoast Landscape, Inc.	300224	463	Tree Removal 10/25	\$ 975.00
The Observer Group, Inc.	300219	25-01914M	Legal Advertising 10/25	\$ <u>48.13</u>
Report Total				<u>\$44,356.01</u>

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.waterlefecdd.org

Operation and Maintenance Expenditures December 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$65,917.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Andrew Omar Quijano DBA OC2 Pressure Wash and Sealer	300254	2888	Pressure Wash Sidewalks Gutter and Curbs 12/25	\$ 4,250.00
Andrew Omar Quijano DBA OC2 Pressure Wash and Sealer	300254	2889	Pressure Wash Sidewalks Gutter and Curbs 12/25	\$ 3,950.00
Andrew Omar Quijano DBA OC2 Pressure Wash and Sealer	300254	2906	Pressure Wash Sidewalks Gutter and Curbs 12/25	\$ 4,950.00
Eileen Antonelli	300230	EA111725	Board of Supervisor Meeting 11/17/25	\$ 200.00
Eileen Antonelli	300256	EA121525	Board of Supervisor Meeting 1215/25	\$ 200.00
Florida Power & Light Company	20251209-2	1543004442-112625 ACH	509 Sand Crane Ct IRR 11/25	\$ 880.90
Florida Power & Light Company	20251209-2	2033585551-112525 ACH	502 Mossy Branch LN # Gate 11/25	\$ 32.55
Florida Power & Light Company	20251209-2	7148332377-112525 ACH	10625 Waterlefe Blvd # Gate 11/25	\$ 83.70
Florida Power & Light Company	20251209-2	7230302379-112525 ACH	1018 Fish hook CV # LG10/25	\$ 32.55
Florida Power & Light Company	20251209-2	8268781476-112525 ACH	10715 Waterlefe BLVD # LTS 10/25	\$ 31.78
Florida Power & Light Company	20251209-2	9879118074-112525 ACH	10625 Waterlefe Blvd # Lights 11/25	\$ 718.96
Florida Power & Light Company	20251209-2	9927176355-112525 ACH	10629 waterlefe Blvd # Pump 11/25	\$ 183.56

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20251209-2	9940662548-112525	10625 Waterlefe Blvd # Well 11/25	\$ 248.73
Golden Palm Landscaping and Tree Nutrition, Inc.	300244	18957	OTC Injections 12/25	\$ 345.00
Kenneth E. Bumgarner	300231	KB111725	Board of Supervisor Meeting 11/17/25	\$ 200.00
Kenneth E. Bumgarner	300257	KB121525	Board of Supervisor Meeting 1215/25	\$ 200.00
Manatee County Sheriff's Office	300246	4545	Off Duty 11/25	\$ 780.00
MCUD	20251215-1	100012535-112125	10623 Conch Shell Ter 11/25	\$ 16.73
MCUD	20251215-1	100012753-112125	846 Whooping Crane Ct 11/25	\$ 1,317.15
MCUD	20251215-1	100012776-112125	10502 Conch Shell Ter 11/25	\$ 98.71
MCUD	20251215-1	100012871-112125	631 Sand Crane Court 11/25	\$ 45.90
MCUD	20251215-1	100034736-112125	10819 Winding Stream Way-Irrig 11/25	\$ 16.73
MCUD	20251215-1	100034786-112125	9924 Discovery Ter 11/25	\$ 16.73
MCUD	20251215-1	100034840-112125	10214 Discovery Ter 11/25	\$ 27.42

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	
MCUD	20251215-1	100034902-112125	802 Whooping Crane Ct 11/25	\$	117.50
MCUD	20251215-1	100034956-112125	10001 Discovery Ter 11/25	\$	16.73
MCUD	20251215-1	100035013-112125	9407 Portside Ter 11/25	\$	68.28
MCUD	20251215-1	100035184-112125	803 Field Brook Ct 11/25	\$	116.61
MCUD	20251215-1	100035239-112125	502 Mossy Branch Ln 11/25	\$	285.33
MCUD	20251215-1	100035291-112125	5 9933 Portside Ter 11/25	\$	16.73
MCUD	20251215-1	ACH 100035354-112125	534 Sand Crane Ct 11/25	\$	131.82
MCUD	20251215-1	100173725-112125	11116 Winding Stream Way 11/25	\$	58.43
MCUD	20251215-1	100173784-112125	806 Maritime Ct 11/25	\$	82.60
MCUD	20251215-1	100173845-112125	10641 Restoration Ter 11/25	\$	69.17
MCUD	20251215-1	100173904-112125	401 Sand Crane Ct 11/25	\$	46.80
MCUD	20251215-1	100173968-112125	824 Field Brook Ct 11/25	\$	157.78

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
MCUD	20251215-1	100174020-112125	10002 Day Lily Ct 11/25	\$ 69.17
MCUD	20251215-1	100174075-112125	10119 Day Lily Ct 11/25	\$ 109.45
MCUD	20251215-1	100174187-112125	11105 Winding Stream 11/25	\$ 639.36
MCUD	20251215-1	100174240-112125	11015 Big Bass Pl 11/25	\$ 50.38
MCUD	20251215-1	100174298-112125	1005 Winding Stream Way 11/25	\$ 134.51
MCUD	20251215-1	100174352-112125	1043 Rainbow Ct 11/25	\$ 40.53
MCUD	20251215-1	100174409-112125	10110 Discovery Terrace 11/25	\$ 20.11
MCUD	20251215-1	100174527-112125	600 Upper Manatee River Rd 11/25	\$ 17.32
MCUD	20251231-1	100012427-120825	10625 Waterlefe Blvd 11/25	\$ 76.34
MCUD	20251231-1	100012633-120825	722 Misty Pond Ct 11/25	\$ 656.76
Persson, Cohen & Mooney, P.A.	300247	6563	Legal Services 11/25	\$ 2,867.50
Richard Walter Barber	300232	RB111725	Board of Supervisor Meeting 11/17/25	\$ 200.00

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Richard Walter Barber	300258	RB121525	Board of Supervisor Meeting 1215/25	\$ 200.00
Rizzetta & Company, Inc.	300229	INV0000105356	Accounting Services 12/25	\$ 6,879.58
Schappacher Engineering, LLC	300251	2976	District Engineering 11/25	\$ 1,278.75
Solitude Lake Management, LLC	300249	PSI220504	Monthly Maintenance 12/25	\$ 3,982.00
Solitude Lake Management, LLC	300249	PSI221438	Monthly Maintenance 12/25	\$ 72.82
Solitude Lake Management, LLC	300249	PSI225955	Monthly Maintenance 12/25	\$ 445.20
Spectrum	20251212-1	2146062112325	Cable/Internet 12/25	\$ 205.00
Sun State Landscape Management, Inc.	300243	70465	Plant Removal 11/25	\$ 410.00
Sun State Landscape Management, Inc.	300243	70466	Tree Trimming 11/25	\$ 750.00
Sun State Landscape Management, Inc.	300243	70504	Installation of Sod 11/25	\$ 700.00
Sun State Landscape Management, Inc.	300243	70505	Install of Sod 11/25	\$ 1,400.00
Sun State Landscape Management, Inc.	300248	70649	Irrigation Repair 11/25	\$ 1,610.76

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sun State Landscape Management, Inc.	300250	70192	Mainline Repair 10/25	\$ 3,320.00
Sun State Landscape Management, Inc.	300250	70694	Monthly Maintenance 12/25	\$ 11,152.07
Sun State Landscape Management, Inc.	300252	70559	Mainline Repair 11/25	\$ 1,415.00
Sun State Landscape Management, Inc.	300255	70735	Installation of Annuals 12/25	\$ 5,750.00
Sun State Landscape Management, Inc.	300255	70798	Palm Treatment 12/25	\$ 670.00
Sydney S. Xinos	300233	SX111725	Board of Supervisor Meeting 11/17/25	\$ 200.00
Sydney S. Xinos	300259	SX121525	Board of Supervisor Meeting 1215/25	\$ 200.00
Thomas A Tosi	300234	TT111725	Board of Supervisor Meeting 11/17/25	\$ 200.00
Thomas A Tosi	300260	TT121525	Board of Supervisor Meeting 1215/25	<u>\$ 200.00</u>
Report Total				<u>\$65,917.49</u>