INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Watergrass Community Development District II

January 21, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 212 952 696 342 84 PASSCODE: m9e5JK2J

Join the meeting now

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Watergrass Community Development District II

Board of Supervisors
Zuriel Cabrera, Chairperson
Craig P. Margelowsky, Vice Chairperson
Eric Mager, Assistant Secretary
Matthew Hannaway, Assistant Secretary
Sunil Mohammed, Assistant Secretary

Staff
Heather Jackson, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer
Sarah Schmidt, Amenity Manager
John Khatiblou, District Accountant
Melinda Gallo, Administrative Assistant

Regular Meeting Agenda

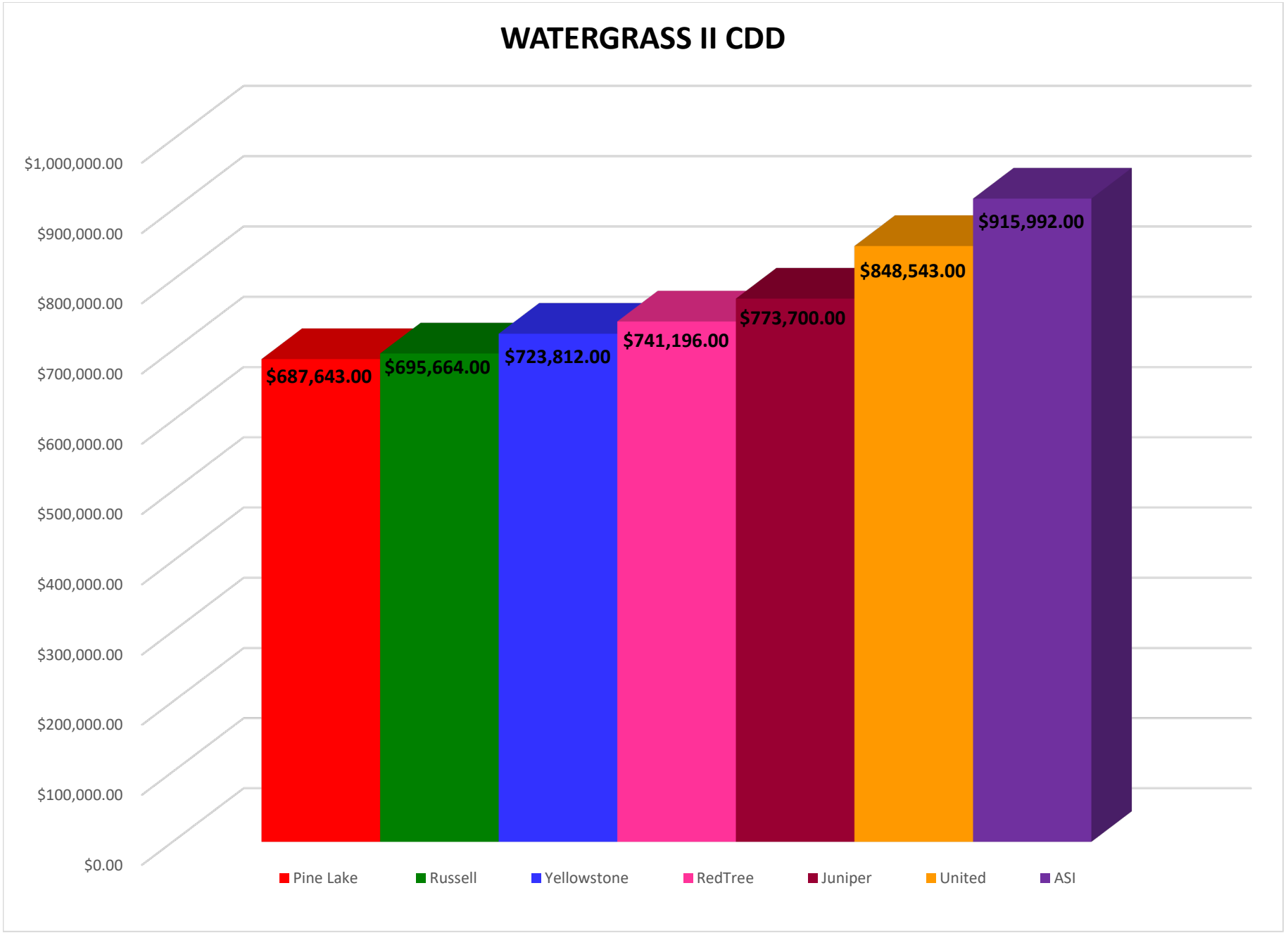
Wednesday, January 21, 2026, 6:30 p.m.

1. **Roll Call**
2. **Audience Comments (3) Minute Time Limit**

The Audience Comment portion of the agenda allows individuals who are present to make remarks on matters that concern the District. Each individual is limited to three (3) minutes for such remarks. The Board of Supervisors and Staff are not obligated to provide an immediate response, as some matters may require additional research, discussion, or deliberation. If a comment relates to the Clubhouse, individuals are encouraged to contact the Amenity Manager outside of the context of the meeting.

3. **Special Business Items**
   - A. Consideration of RFPs for Landscaping Services
     - i. Watergrass CDD II Landscape Bid Summary ..... P. 3
     - ii. ASI Landscape Management ..... P. 9
     - iii. Juniper Landscaping ..... P. 81
     - iv. Pine Lake Nursery ..... P. 153
     - v. Red Tree Landscape Systems ..... P. 228
     - vi. Russell Landscape ..... P. 297
     - vii. United Land Services ..... P. 356
     - viii. Yellowstone Landscape ..... P. 448
   - B. Discussion of Termination of OLM
4. **Consent Agenda**
   - A. Approval of November 19, 2025 Meeting Minutes ..... P. 504
   - B. Acceptance of November and December 2025 Financial Report ..... P. 509
5. **Staff Reports**
   - A. District Accountant
   - B. District Counsel
   - C. District Engineer
     - i. Review of Pond Assessment SWFWMD ..... P. 544
     - ii. Review of Promenade Parking Lot Modification Exhibit ..... P. 556
     - iii. Review of Promenade Parking Lot Modification Exhibit V2 ..... P. 557
   - D. District Manager
   - E. Amenity Manager
     - i. Review of SOLitude Report ..... P. 558
     - ii. Review of OLM Landscape Report ..... P. 566
     - iii. Review of Yellowstone Report ..... P. 571
       - Review of Horticulture Service Report December ..... P. 577
       - Consideration of Mini Pine Bark Mulch Proposal ..... P. 584
       - Consideration of Entrance Turf Removals Proposals ..... P. 586
       - Consideration of Landscape Irrigation Inspection and Repair Estimate ... P. 590
6. **Business Items**
   - A. Consideration of Sports Surface Pickleball Construction Agreement ..... P. 596
   - B. Consideration of Court CO Pickleball Construction Agreement ..... P. 599
7. **Supervisor Requests**
8. **Adjournment**

The next meeting is scheduled for Wednesday, February 18, 2026 at 10:00 a.m.


WATERGRASS II CDD
$1,000,000.00
$900,000.00
$800,000.00
$700,000.00
$600,000.00
$500,000.00
$400,000.00
$300,000.00
$200,000.00
$100,000.00
$0.00
$687,643.00
$695,664.00
$723,812.00
$741,196.00
$773,700.00
$848,543.00
$915,992.00
Pine Lake
Russell
Yellowstone
RedTree
Juniper
United
ASI

WATERGRASS II CDD

BID SUMMARY

November 11,2025

COMPANY	LANDSCAPE MAINTENANCE TOTAL	SEASONAL COLOR/PERENNIAL MAINTENANCE TOTAL	SEASONAL COLOR INSTALLATION TOTAL	MULCH TOTAL	**1ST YEAR TOTAL BID PRICE**	***2ND YEAR TOTAL BID PRICE***	***3RD YEAR TOTAL BID PRICE***
*Pine Lake	$677,638.00	$5,000.00	$5,005.00	N/A	**$687,643.00**	***$701,390.00***	***$715,418.00***
**Russell	$668,844.00	$2,720.00	$4,100.00	N/A	**$695,664.00**	***$722,275.00***	***$749,685.00***
Yellowstone	$716,012.00	$2,400.00	$5,400.00	N/A	**$723,812.00**	***$745,527.00***	***$767,893.00***
**Redtree	$731,996.00	$2,600.00	$6,600.00	N/A	**$741,196.00**	***$741,196.00***	***$792,878.00***
Juniper	$770,400.00	$385.00	$2,915.00	N/A	**$773,700.00**	***$773,700.00***	***$797,000.00***
**United	$833,691.00	$8,852.00	$6,000.00	N/A	**$848,543.00**	***$882,813.00***	***$882,813.00***
**ASI	$876,896.00	$7,296.00	$31,800.00	N/A	**$915,992.00**	***$915,992.00***	***$959,836.00***

*Pine Lake's Landscape Mainteenance, Seasonal Color/Perennial Maintenance, and Seasonal Color Installation totals did not match the 1st Year Total Bid Price and has been adjusted.

**Mulch has been remove from their Total Bid Prices.

COMPANY	LANDSCAPE MAINTENANCE TOTAL	SEASONAL COLOR/PERENNIAL MAINTENANCE TOTAL	SEASONAL COLOR INSTALLATION TOTAL	MULCH TOTAL	**1ST YEAR TOTAL BID PRICE**	***2ND YEAR TOTAL BID PRICE***	***3RD YEAR TOTAL BID PRICE***
Pinelake	$677,638.00	$5,000.00	$5,005.00	N/A	**$678,638.00**	***$701,390.00***	***$715,418.00***
Yellowstone	$716,012.00	$2,400.00	$5,400.00	N/A	**$723,812.00**	***$745,527.00***	***$767,893.00***
Juniper	$770,400.00	$385.00	$2,915.00	N/A	**$773,700.00**	***$773,700.00***	***$797,000.00***
Redtree	$731,996.00	$2,600.00	$6,600.00	$81,520.00	**$822,716.00**	***$822,716.00***	***$847,398.00***
Russell	$668,844.00	$2,720.00	$4,100.00	$191,325.00	**$886,989.00**	***$913,600.00***	***$941,010.00***
ASI	$876,896.00	$7,296.00	$31,800.00	$195,000.00	**$1,110,992.00**	***$1,110,992.00***	***$1,154,836.00***
United	$833,691.00	$8,852.00	$6,000.00	$293,800.00	**$1,142,343.00**	***$1,176,613.00***	***$1,176,613.00***

*This chart shows the numbers as submitted at the Bid Opening.

MEMORANDUM

Date: November 12, 2025

To: Jennifer Goldyn, District Manager, Inframark on behalf of Watergrass II CDD

Sarah Schmidt, District Office Manager, Watergrass II CDD

From: Paul Woods, Region Consultant – Florida, OLM, INC.

Re: 2025 Landscape Bid Proceedings and Summary

Introduction

OLM is pleased to present, for the Board's consideration, submittals by participating landscape maintenance contractors in the 2025 proposal for Exterior Landscape Maintenance of Watergrass II CDD. This memorandum summarizes the bid process, highlights key findings, and provides recommendations to aid the Board in its review and deliberation.

Bid Submission and Opening

The District received seven submittals per the proposal delivery requirements on November 10, 2025. The bid opening took place at 1:30 PM on November 10, 2025, at the Waterlefe Clubhouse, attended by Sarah Schmidt and Craig Margleowsky.

During the bid read-out, the year one, year two, and year three totals were listed as provided on the Exhibit B bid summary form (page IV–1). Please refer to the attached summary for details.

Observations on Bid Calculations

It was discovered after the bid opening that, contrary to bid instructions, several contractors—Red Tree, Russell, ASI, and United—included mulch totals in their annual pricing. This inclusion resulted in inflated total costs for these companies. To clarify the impact, we have provided two charts: one with mulch costs and one without. We direct the Board's attention to the chart excluding mulch costs, as specified in the proposal requirements, to obtain a clear comparison of base pricing. The Board should consider whether the inclusion of mulch costs calls for considering these companies non-compliant or non-responsive during deliberations.

There were incomplete answers by several submittals on page Article Four- Payment and acknowledgment of the addenda on page IV-2, which these oversights do not change contract costs and can be completed at final contract promulgation. We suggest the Board waive these irregularities.

Additionally, a mathematical error was found in Pine Lake's total cost, where $10,005 in seasonal color installation and maintenance fees were omitted. Including these fees increases Pine Lake's total by $10,005.

We recommend the Board address these irregularities and consider waiving them as they do not materially affect ranking.

Competitiveness and Bid Analysis

If the Board chooses to accept the corrections and waive the noted irregularities, we believe the bid process stays competitive and effective. OLM's standard practice considers a 10% price variance as competitive and suggests focusing on the lowest, qualified, and competent vendors. Within this range, the lowest to highest bids are as follows: Pinelake, Russell, Yellowstone, and Red Tree. These companies fall within the 10% variance from the lowest bid and should be the primary focus for choice.

For year one, the total cost spread is 35%, with United and ASI contributing approximately 20% to that difference. The lowest five bidding companies are separated by only 12.6%. Russell, Pinelake, Yellowstone, and Red Tree all fall within the 10% competitive range, showing a strong field of contenders for the contract.

Scoring and Qualifications

The District has established a scoring criterion (Exhibit H) to assist the Board in ranking bidders based on their statements of qualifications and relevant experience. The scores for Question 5 (page IV-22) are as follows:

Pinelake – 25

Russell – 24.175

Yellowstone – 23.4

RedTree – 23

Juniper – 22.325

United – 20.03

ASI – 18.75

Additional information

OLM, Inc. currently works with the following companies in Central Florida and the corresponding number of projects.

Juniper – 8, RedTree – 5, Yellowstone – 4, Russell – 1, United – 1, ASI -0 Pinelake - 0

Summary

The Board has received cost competitive bids from full service and experienced providers. While each company has provided bio/staff qualifications, we believe when attended to, the scope of work enables improvement in quality and landscape durability. I am scheduled to

attend the Board meeting on November 19, 2025, at 6:30pm and am available to help in the interim.

Thank you.

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE BID OPENING TOTALS page1/1

DATE: NOVEMBER 10, 2025 at 1:30pm

COMPANY NAME	YEAR 1 TOTAL	YEAR 2 TOTAL	YEAR 3 TOTAL
1. Pinelake	687,638.00	761,390.00	715,418.00
2. Yellowstone	723,812	745,527.00	767,893.00
3. Redtree	822,716	822,716.00	847,398.00
4. Russell	886,989	913,688.00	941,010.00
5. United	1,142,343	1,176,613.00	1,176,613.00
6. Juniper	773,700.00	773,700.00	797,000.00
7. ASI	1,110,992.00	1,110,992.00	1,154,836
8.			

Recorded by: Paul Woods/OLM

Witnesssed by:

asi landscapes
A Yardnique Company

Watergrass II CDD
Landscape Maintenance & Irrigation Services
RFP

Property Boundaries and Measurements

best landscapes on earth

Watergrass II CDD

32711 Windelstraw Dr, Wesley Chapel, FL 33545-9141, United States

Exported on 11/3/2025

Legend

Name	Quantity
Total Area - Acre	146.97 AC
Turf	4033034 SF
Mulch Beds	596051 SF
Tree Rings Mulch	17125 SF
Tree Count	2295
Soft Edge	24958.63 LF
Hard Edge	193938.77 LF
Bed Edge	79826.74 LF
Pond Edge	62936.39 LF
Rock Beds	1027 SF
Playground Mulch	32119 SF
Sidewalks	515188 SF
Palm Tree Count	368

Welcome Letter

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

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

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

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

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

Sincerely,

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

asi landscapes
A Yardnique Company

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
Tampa, FL

CATEGORY A. Landscape Maintenance Total	$ 876,896.00
CATEGORY B. Seasonal Color / Perennial Maintenance Total	$ $7,296.00
CATEGORY C. Seasonal Plant Installation Total	$ 31,800.00
CATEGORY D. Mulch Total	$ 195,000.00
FIRST YEAR GRAND TOTAL BID PRICE	$ 1,110,992.00
SECOND YEAR GRAND TOTAL BID PRICE	$ 1,110,992.00
THIRD YEAR GRAND TOTAL BID PRICE	$ 1,154,836.00

Contractor Company Name ASI Landscapes

Contractor Address 9702 Harney Road, Thonotosassa, FL 33592

Contractor Representative Neil McFadyen

Contractor Signature Neil McFadyen

Title Business Development Manager

Telephone Number 727-610-1483

Date 11/3/2025

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement, and run concurrent with any successive terms.

ADDENDA

Contractor acknowledges receipt of the following Addenda, which are included in our Proposal.

ADDENDUM # 1	DATED: 10/20/2025
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our Proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM

TURF FUNCTION	FREQUENCY (PER YEAR)	TOTAL
St. Augustine		
Mow	42	$127,680.00
Edge (Bedlines)	21	$31,920.00
Edge (Hardlines)	42	$63,840.00
Monofilament Trim	42	$25,536.00
Turf Fertilization	6	$51,425.00
Turf Insect/Disease/Weed Control	52	$7,208.00
St. Augustine Mow Sub-Total	-	**$307,609.00**
Bermuda		
Mow	46	$31,920.00
Edge (Bedlines)	23	$6,992.00
Edge (Hardlines)	46	$12,768.00
Monofilament Trim	46	$12,768.00
Turf Fertilization	6	$23,500.00
Turf Insect/Disease/Weed Control	52	$3,975.00
Overseeding	1	$12,500.00
Bermuda Turf Mowing Sub-Total	-	**$104,423.00**
Bahia		
Mow	32	$97,280.00
Monofilament Trim	21	$31,920.00
Turf Fertilization	2	$2,600.00
Bahia Turf Mowing Sub-Total	-	**$131,800.00**

CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM *(Continued)*

MAINTENANCE FUNCTIONS	FREQUENCY (PER YEAR)	FIRST YEAR TOTAL PRICE
Bed Weed Control	52	$3,260.00
Shrub Insect/Disease Control	52	$2868.00
Shrub/Groundcover Pruning	12	$186,076.00
Shrub/Groundcover Fertilization	4	$20,406.00
Tree Pruning	12	$18,240.00
Tree Fertilization	2	$1622.00
Palm Pruning	2	$20,240.00
Palm Fertilization	2	$2,352.00
Debris Disposal	52	$7,800.00
General Landscape Svcs Sub-Total	-	**$262,864.00**
Irrigation Management Sub-Total	52	**$70,200.00**

CATEGORY A. FIRST YEAR LANDSCAPE MAINTENANCE GRAND TOTAL $876,896.00
(Total of Mowing Sub Totals, Gen. Svcs and Irrig.)

Neil McFadyen — Contractor Signature
ASI Landscapes — Company Name
11/3/2025 — Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

SEASONAL COLOR/PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading/Pruning	24
Mulching	As Needed
Insect/Disease Control	52
Watering	As Needed
Fertilization	12

CATEGORY B. **FIRST YEAR SEASONAL COLOR /PERENNIAL MAINTENANCE TOTAL** **$** $7,296.00

Neil McFadyen — Contractor Signature
ASI Landscapes — Company Name
11/3/2025 — Date

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EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY C

SEASONAL COLOR INSTALLATION
ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
2650	Spring	4"	3.00	$7,950.00
2650	Summer	4"	3.00	$7,950.00
2650	Fall	4"	3.00	$7,950.00
2650	Winter	4"	3.00	$7,950.00

CATEGORY C. FIRST YEAR SEASONAL PLANT INSTALLATION TOTAL $ 31,800.00

NOTES:

1. Not all properties have seasonal colorbeds.

2. All annuals shall be four-inch (4") container-grown Grade A plants with multiple blooms at the time of installation.

3. All prices shall be inclusive of material costs including soil amendments, mulch, labor, taxes, etc.

4. Contractor is responsible for estimating and confirming the quantity of flowers based on the existing beds on the property at the time of bid submittal and on the spacing shown below:
   a. Distance away from curbs, turflines, etc.:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

   b. On Center (o.c.) Spacings:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

Neil McFadyen	ASI Landscapes	11/3/2025
Contractor Signature	Company Name	Date

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EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY D

MULCH
ITEMIZED BID FORM

MATERIAL	UNIT PRICE	TOTAL PRICE
(1st application) 1200CY	65.00	$78.000.00
(2nd application) 1800CY	65.00	$117,000.00

CATEGORY D. FIRST YEAR MULCH TOTAL **$** 195,000.00

NOTES:

1. Contractor is responsible for measuring and pricing the quantity of mulch required for each complete mulching of all presently mulched areas on site.

2. Contractor mulching total **shall include** one complete trenching as specified in the trenching specifications.

Neil McFadyen — Contractor Signature
ASI Landscapes — Company Name
11/3/2025 — Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*

SUPPLEMENTAL PRICING FORM

1. Grade A pinestraw (cost/bale, spread on site)	$ 11.00
2. Bahia sod, non-site ready (cost/square foot)	$ 1.50
3. Bermuda 419 sod, non-site ready (cost/square foot)	$ 2.10
4. St. Augustine sod laid, non-site ready (cost/square foot)	$ 1.85
5. Additional labor with truck and hand tools (cost/man hour)	$ 45.00
6. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	$ 45.00
7. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	$ 45.00
8. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour/ Owner supplied water) c. Water truck with operator 25 times per year with a ½ inch application. d. Map Area B6 Bradbury and Astoria (100'x600')priced per event	a. $125.00 b. $125.00 c. $25,000.00 d. $500.00
9. Cost per hour a. Irrigation Technician b. Supervisor and truck c. General Laborer d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. $ 75.00 b. $ 65.00 c. $ 45.00 d. $ 45.00

The prices above shall be commensurate with the contract term.

Neil McFadyen — Contractor Signature

ASI Landscapes — Company Name

11/3/2025 — Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "G"

LANDSCAPE MAINTENANCE CONTRACTOR QUALIFICATION STATEMENT

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Attention: All information should be completed and returned with Bid Submittal.
. Incomplete submittals may be rejected as non-responsive.

SECTION 1: COMPANY INFORMATION

1. Business Name: ASI Landscapes
   Address: 9702 Harney Road, Thonotosassa, FL 33592
   Telephone: 813-948-3938 Fax: _____
   Web Site: asilandscapemgt.com yardnique.com
   E-Mail: neil.mcfadyen@yardnique.com

2. Is the firm a: Sole Proprietorship _____ Partnership _____ Corporation ✓

3. If Applicant is a Corporation, is it incorporated in the State of Florida:
   Yes ( ) No (✓) N/A ( )

   3.1 If yes, provide the following:

   Is Applicant in good standing with the Florida Department of State, Division of Corporations? Yes ( ) No ( ) N/A (✓)

   Date incorporated_____ Charter No._____

   3.2 If no, provide the following:

   In which state is the Applicant incorporated? Delaware

   Is Applicant in good standing with that State? Yes (✓) No ( ) N/A ( )

   If no, please explain N/A

   Date incorporated 04/07/2021 Charter No. 20211784243

   Is Applicant registered with the State of Florida? Yes (✓) No ( ) N/A ( )

4. If Applicant is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the state of Florida?

   Yes ( ) (Proceed to Sec 4.1) No ( ) (Proceed to Sec 4.2) N/A (✓)

4.1 If yes, is Applicant registered with the Florida Department of State, Division of Corporation? Yes ( ) No ( ) N/A (✓)

If no, please explain N/A

Is Applicant in good standing with the State of Florida?
Yes ( ) No ( ) N/A (✓)

If no, please explain N/A

Date Applicant was organized? N/A

4.2 If no, in which state is the Applicant organized? N/A

Is Applicant in good standing with that state? Yes ( ) No ( ) N/A (✓)

If no, please explain N/A

Date Applicant was organized? N/A

Is Applicant registered as a foreign partnership or limited liability company with the state of Florida? Yes ( ) No ( ) N/A (✓)

If no, please explain N/A

5. If the firm is a sole proprietorship, who is the owner? N/A

6. How long in business? 29

7. Headquarters location:

8. States in which you operate: NC, SC, GA, TN, FL

9. List company officers and titles:

Company Officer	Title
Brian DuMont	Founder/CEO
Rob Wood	CFO

10. Location of the Business office which would perform District Work
Street Address: 9702 Harney Road
City: Thonotosassa State: Florida Zip Code: 33592
Tel: 813-948-3938 Fax Number:

11. Furnish company literature that describes your company and scope of operations

SECTION 2: FINANCIAL, INSURANCE AND COMPLIANCE INFORMATION 2.10

12. Financial references:

Bank: Pinnacle Financial Partners
280 S. Mangum Street Suite 140
Durham, NC 27701 / 919-7753 / Acct: 800107145740

Vendors: Bradsher Landscape, Raleigh NC, Shelly Bradsher, 919-872-5174
Siteone Landscape, Roswell GA, Brittani Marti, 470-277-7298
Performance Outdoor, Charlotte NC, Fred Braswell, 704-596-5597

13. Landscape Maintenance Gross Revenue in 2022: $47,046,000.00

Landscape Maintenance Gross Revenue in 2023: $72,917,000.00

Landscape Maintenance Gross Revenue in 2024: $151,980,133.00

14. Name of Applicant's Bonding Company Swiss Re Corporate Solutions America Insurance

Address 1200 Main St. Suite 800, Kansas City, MO 64105-2478

Approved Bonding Capacities:	Aggregate Limit	$5,000,000.00
	Single Project Limit	$1,000,000.00
	Total Current Contracts Bonded	$0

15. What are Applicant's current insurance limits? (Attach a copy of Applicant's certificate of insurance)

General Liability	$1,000,000.00 occurrence / $3,000,000.00 aggregate
Automobile Liability	$1,000,000.00
Workers Compensation	$5,000,000.00
Expiration Date	4/30/2026

16. Has Applicant been cited by the Federal Occupational Safety and Health Administration (OSHA) for any job site or company office/shop safety violations in the past two years?
Yes ( ) No (✓)

16.1 What is Applicant's current Experience Modifier Rate? 1.13

SECTION 3: WORKFORCE INFORMATION AND COMPANY BIOGRAPHICAL DATA

17. Does your company have an Affirmative Hiring/ Veteran Hiring Policy? Yes( ) No (✓)
Describe policy on Hiring: N/A

18. Does your company have a policy on drug screening? Yes (✓) No ( )
Describe policy on drug screening: All employees may be subject to a drug and/or alcohol test post-or near-accident, when there is reasonable suspicion that they may be under the influence of illegal drugs or alcohol, on a radom basis, or when such testing is required by federal law. Failure to undergo, complete, or cooperate with testing or a confirmed positive result, will result in diciplinary action up to and including immediate termination.

19. Does your company have pre-employment drug screening? Yes (✓) No ( )
Describe policy on drug screening: All applicants may be subject to a drug and/or alcohol test. Failure to undergo, complete, or cooperate with testing or a confirmed positive result, will result in the revocation of the job offering.

20. Does your company utilize Temporary Workers (H2B) Yes (✓) No ( )
Describe policy and if yes, what percentage of workforce are H2B: Participation is under the US Temporary Visa Program with participants from Central and South America.

21. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (✓) No ( )
Describe policy on Vehicle Operation: During the hiring process and annually after that, the company will conduct an MVR Revew of authorized drivers, an MVR (DWI, Reckless Driving, Suspension, 15mph+, drug offense, hit and run,...) issued within the prior 3 years will deem the employee ineligible as an Authorized Driver, Samba Safety for MVR Monitoring and Samsara for GPS fleet monitoring.

22. Describe training program for employees: Training is provided to employees rountinely on preventable accidents. Safety guidelines include subject matter on: DO NOT: Follow to close, Drive too fast for conditions, Fail to observe clearances, Fail to obey signs, Make Improper Turns, Fail to observe signals from other drivers, Fail to reduce speed, Park Improperly, Pass Improperly, Fail to Yield, Back up Improperly, Fail to obey traffic signals or directions, Exceed the posted speed limit, Drive While Intoxicated.

23. List all in-house departments such as horticulture, irrigation, agronomy, seasonal color and their department heads:

Department	Department Head
Operations Management	Jonathan Maceira
Agronomy Manager/CPO	Robert Tabone
Irrigation Manager/Licensed	Johnny Rodriguez
Enhancement Division	Raul Velazquez

24. List irrigation technician / manager certifications .

Johnny Rodriguez, State of Florida Irrigation – License No. I-CFCO24523
Gail Huff, State of Florida Irrigation, Florida Water Star (ASI consults with and utilizes employees of Sprinkler Solutions of Florida for certain high scale projects.)

25. What services are anticipated to out-sourced or sub-contracted as a part of contract fulfillment?

Please describe: ASI Landscapes does offer palm trimming and mulching utilizing in-house maintenance teams; however, these services are subject to various levels of service from subcontractors within our partnerships.

26. List five (5) current clients including contact persons and telephone numbers:

Company	Contact Person	Telephone
Management and Associates	Rocco Lervasi	813-433-2000
Halifax Solutions	Eric Dailey	813-575-1955
Icon Management Services	John Mullins	813-642-1121
Icon Management Services	Jessica Mesa	754-364-6958
Vesta Property Services	Heath Beckett	321-263-0132

27. List five (5) of your largest maintenance accounts, their contract value and length of service:

Account Name	Value	Length of Service
Fishhawk Ranch CDD	$1.4M	2024 - current
Angeline Community HOA	$750K	2022 - current
Hunter's Creek Community Association	$1.4M	2020 - current
Water's Edge HOA	$300K	2019 - current
Epperson North CDD	$600K	2025 - current (New Contract)

28. List two (2) contracts lost in the previous 12 months and the reason(s) why:

Company: Del Webb Lakewood Ranch
Contact Person: Valerie Fasano
Telephone: 973-652-3266
Reason job lost: A new branch with over 30 employees was established within 60 days of contract award. The rapid startup in June launch led to performance deficiencies during the growing season, resulting in dissatisfaction and contract termination within the first year. 1300 maintenance-free home community.

Company: N/A
Contact Person:
Telephone:
Reason job lost:

29. Based on total projected bid price, please rank the Watergrass II project against your other current landscape maintenance customers/projects.-

Watergrass II CDD ranks within the top five among our other properties of similar size and scope of work, requiring similar performance and service quality.

30. Do you currently have the manpower and equipment to fully perform all of the anticipated services required for the Watergrass II project? If not, please explain what personnel will need to be hired and what equipment will need to be purchased.

Yes, ASI is currently staffed to provide a full-time management team and operations personnel to service the community. A surplus of equipment and assets are available at our local office and regionally throughout our organization.

31. Please identify any of your projects with an OLM inspection of your landscape maintenance services.

Ivy Walk, 4385 Bridgehaven Dr. SE Smyrna GA/ Paul Hinson - pwhinson@mac.com

Dated this 4 day of November, 2024.

ASI Landscapes By: _____
Name of Applicant Signature

Notary Public State of Florida
Patricia L Hall
My Commission HH 649604
Expires 6/27/2029

Neil McFadyen, Business Developer
(Print or Type Name and Title)

Notary Affirmation and Stamp
or
Apply Corporate Seal, if filing as a corporation

EXHIBIT "H"

EVALUATION CRITERIA

WATERGRASS II CDD COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES

NAME OF COMPANY: ASI Landscapes

1. Personnel

(20 Points Possible) (_____ Points Awarded)

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

Management and Supervisory Personnel

	Name	Years Exp.
1.	Joe Chiellini	32
2.	Joseph Amarosa	22
3.	Dominick Portoghese	40
4.	Jonathan Maceira	10
5.	Jeff Myers	25

Position/Certifications Vice President/Florida Regional Manager Director of Business Development Branch Manager/BMP FNGLA Acct. Manager/BMP FNGLA

Duties and Responsibilities Executive Oversight Operations Management Operations/Production Oversight Client Relations

Proposed Staffing Levels

Landscape Maintenance staff will include; 10 laborers, 3 Supervisors, and 2 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

	Name	Years Exp.
1.	Robert Tabone	20
2.	Johnny Rodriguez	15
3.	Gail Huff	18
4.		

Position/Certifications Pest Control License - FLorida, No. JB135024 Pest Control Operator - Florida, No. JF184897 State of Florida Irrigation - No. I-CFC024523 Florida Water Star

Duties and Responsibilities Includes monthly irrigation and agronomy, Sprinkler Solutions of Florida consultation and technical assistance as needed.

2. Experience (20 Points Possible) (_____ Points Awarded)

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

1. Project Name/Location: Fishhawk Ranch CDD/Lithia FL

Contact: Contact Phone: Eric Dailey / 813-575-1955

Project Type/Description: Full service including dedicated full-time

Dollar Amount of Contract: $1.4M

Your Company's Detailed Scope of Services for Project: Maintenance, irrigation, agronomy for community, sub-association entryways, perimeter grounds, roadways, parks, ponds and trails.

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

2. Project Name/Location: Medley at Mirada Community HOA / San Antonio, FL

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

Project Type/Description: Full service including dedicated full-time

Dollar Amount of Contract: $1.1M

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

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

3. Project Name/Location: Angeline Community HOA / Land O' Lakes, FL

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

Project Type/Description: Dollar Amount of Contract: Full Service Maintenance, build out community $750K

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

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

4. Project Name/Location: Hunter's Creek Community Association / Orlando, FL

Contact: Contact Phone: Michelle Ouimet / 407-240-6000

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: $1.4M

Your Company's Detailed Scope of Services for Project: Maintenance, irrigation, agronomy for community, sub-association entryways, perimeter grounds, roadways, parks, ponds and trails.

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

5. Project Name/Location: Epperson North CDD / Wesley Chapel

Contact: Contact Phone: Garrett Marshall / 407-760-6156

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: $567K

Your Company's Detailed Scope of Services for Project: Maintenance, irrigation, agronomy for community, sub-association entryways, perimeter grounds, roadways, parks, ponds and trails.

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

3. Understanding Scope of RFP (15 Points Possible) (_____ Points Awarded)

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

4. Financial Capacity (5 Points Possible) (_____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (25 Points Possible) (_____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (_____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.

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

Company Resume

Name of Company: Yardnique, Inc.
State of Incorporation: Delaware
Years in Business: 28 years

Affiliated Companies:
Yardnique | Landmark Landscapes | Naturescapes | Phoenix Landscapes | Creative | Unique | TEAM Management | TIGRIS Aquatics | ASI Landscapes

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

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

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

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

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

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

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

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

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Leadership Team / Organizational Structure

Yardnique Founder and CEO
Brian Dumont

Chief Operating Officer
Jeff Walters

Vice President/Florida
Joe Chiellini

VP of Business Development
Alan Anders

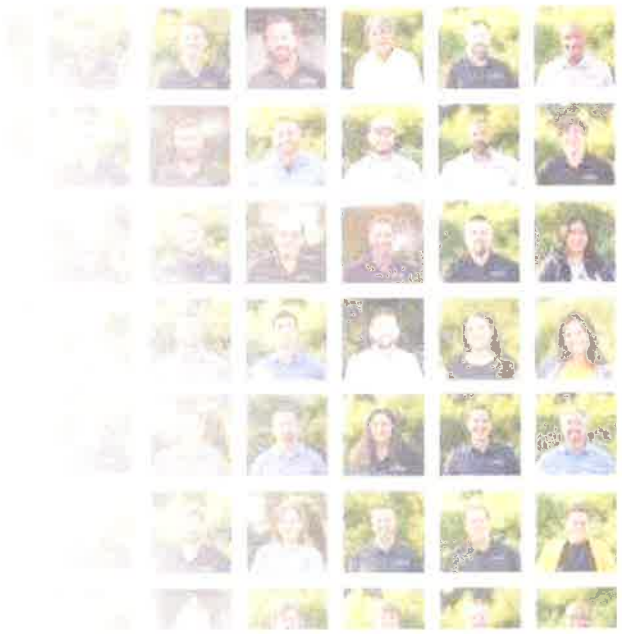
CFO/Florida Operations
Kate West

Director of Business Development Florida Operations
Dominick Portoghese

Regional Operations Manager
Joe Amarosa

Business Development
Neil McFadyen

Branch Management
Jonathan Maceira



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Florida Executive Leadership Team – Resumes

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

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

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

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

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

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

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Key Services Team - Resumes

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

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

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

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

Gail Huff
Irrigation Manager
Gail currently serves as our Irrigation Manager for Sprinkler Solutions of Florida and oversees all Techs throughout our CDD portfolio. She has worked in the landscaping industry for over 18 years. She started as an irrigation specialist and has worked her way up through the ranks joining the management division at Sprinkler Solutions in 2024. Gail is proficient in serving all brands of irrigation systems and holds multiple industry certifications including Florida Water Star.

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Florida Offices

Yardnique has a large presence in the state of Florida with significant resources for landscape maintenance, lawncare, horticulture, pest control and turf health. We are in the unique position to be able to immediately serve most of Florida with a rapidly expanding team of over 1000 landscape professionals working in Florida.

ASI Landscapes
9702 Harney Road
Thonotosassa, FL 33592

YN Orlando
574 Fairvilla Rd
Orlando, Fl 32808

YN Ft. Myers
19431 Palm Beach Blvd
Alva, Fl 33920

YN Jacksonville
5856 Mining Ter
Jacksonville, Fl 32257

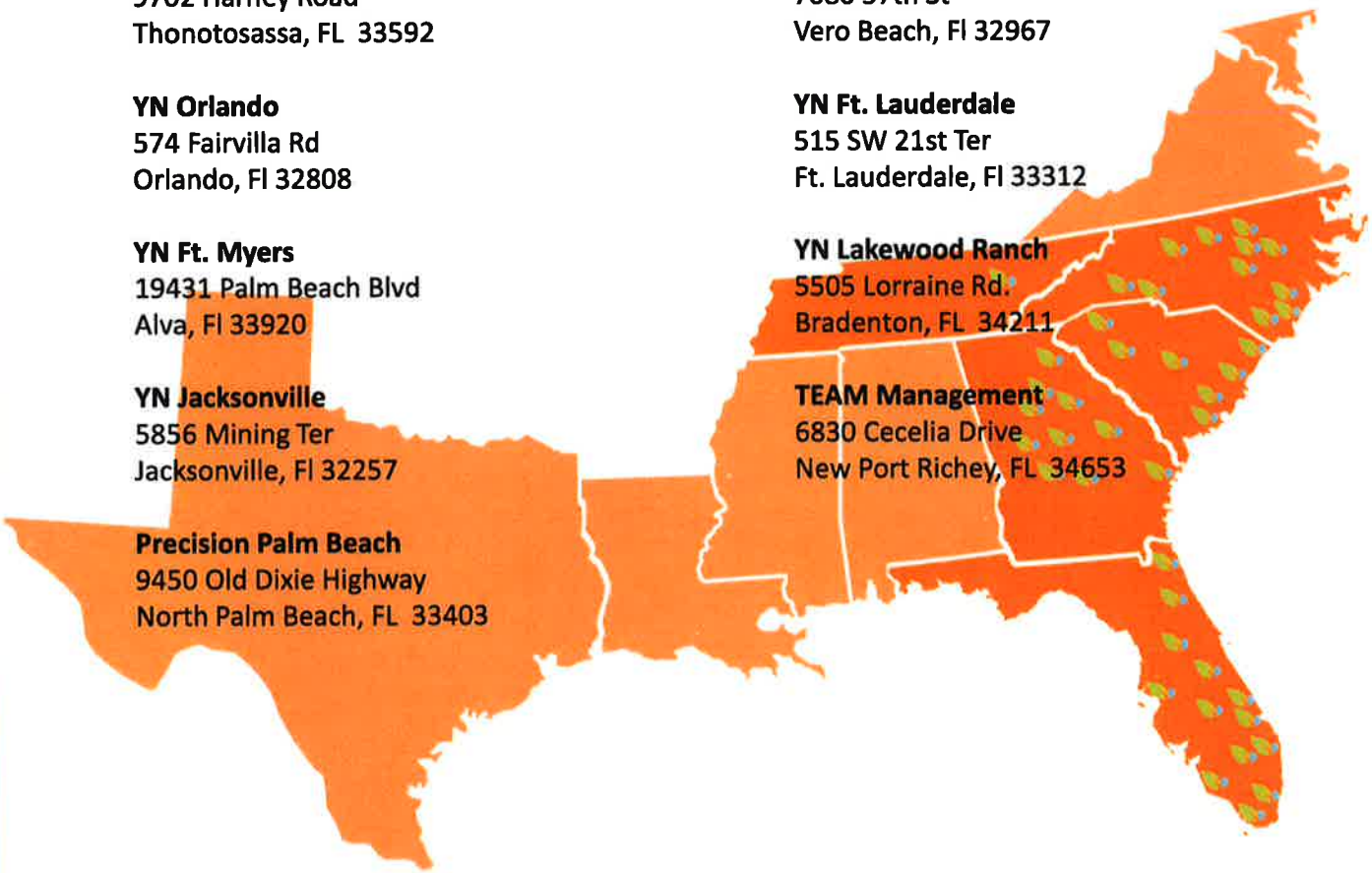
Precision Palm Beach
9450 Old Dixie Highway
North Palm Beach, FL 33403

Creative Vero Beach
7080 57th St
Vero Beach, Fl 32967

YN Ft. Lauderdale
515 SW 21st Ter
Ft. Lauderdale, Fl 33312

YN Lakewood Ranch
5505 Lorraine Rd.
Bradenton, FL 34211

TEAM Management
6830 Cecelia Drive
New Port Richey, FL 34653



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Reference Contact Community List

Fishhawk Ranch CDD *(CDD)*

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

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

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

Medley at Mirada Community HOA *(Homeowners Association)*

Service Dates: 2022 – Ongoing

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

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

Angeline Community HOA *(Homeowners Association)*

Service Dates: 2022 – Ongoing

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

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

Reference Contact Community List

Spring Lake CDD *(CDD)*

Service Dates: 2023 – Ongoing

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

Contact: Mr. Eric Dailey

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

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

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

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

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

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

Contact: Mrs. Michelle Ouimet

Community Association - General Manager
HCCA
(407) 240-6000
mouimet@hunterscreek.net

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

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

Contact: Heath Beckett

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

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

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Gulf Region Client Contracts and Values

Total Contract Value by Industry

Industry Name	Total Value (USD)	% of Total Value
Multi-Family	$9,248,385	61.30%
Commercial	$2,265,138	15.00%
Homeowners Association	$1,951,201	12.90%
Residential	$624,838	4.10%
Medical Facility	$273,012	1.80%
Government	$1,232,588	8.20%
Hospitality	$7,312	0.05%
Municipal	$222,864	1.50%
Education	$204,114	1.40%
Retail	$337,325	2.20%

Top 10 Companies by Total Contract Value

Company Name	Total Value (USD)	% of Total Contracts
MAA	$1,704,210	5.8%
Cortland Partners	$867,119	3.5%
Willow Bridge Property Company	$747,707	2.8%
High Mark Residential	$827,262	2.7%
Prologis Property Management	$470,212	2.6%
Camden Living Apartments	$410,400	2.3%
Cushman & Wakefield	$498,049	2.1%
BH Management	$359,808	1.9%
Northsight Management	$305,925	1.8%
Richman Property Services	$286,668	1.7%

Licenses and Certifications

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

LANDSCAPE MANAGEMENT LICENSES AND REGISTRATIONS

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

PROFESSIONAL ASSOCIATIONS

NALP – National Association of Landscape Professionals

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

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Equipment List

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

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

Operational Plan

GENERAL MAINTENANCE SERVICES

Growing Season - (April – October) approximately **(10)** crew personnel per service visit, **(10 hrs)** per day, **(4-5 days)** per week, ***every*** week.

Non-Growing Season - (November – March) approximately **(10)** crew personnel per service visit, **(8-9 hrs)** per day, **(4-5 days)** per week, 2x per week for mowing. An additional **(2-3)** crew personnel per service visit, **(8 hours per day, (4-5 days)** per week, for routine maintenance during the off-week visits.

Pond mowing will be performed a minimum of 32 services per year in conjunction with the above schedules having greater frequencies during the growing season.

**Please note the staffing disclaimer at the end of this section.*

Suggested Crew Staffing Breakdown

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

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

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

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Key Staffing Responsibilities

Employees

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

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

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

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

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

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

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

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

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

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Start-Up Operational Plan & Implementation Timeline

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

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

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

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

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

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

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

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Start-Up Operational Plan & Implementation Timeline

A preseason start for this project would be a perfect scenario. It will afford our Team the opportunity to determine and establish certain Agronomic conditions. Via soil samples if needed, Turf custom blend fertilization and weed control will be a priority initially. Our Team will be afforded to start at a perfect time of year to initiate our Agronomy program. After in-depth evaluation of all Bermuda and St. Augustine turf, prior to the arrival of the hot weather, a robust and aggressive turf weed control program will be provided. Areas in poor condition where turf renovation may be required will be documented and communicated. Those areas will be identified and proposed accordingly. Proper preseason turf fertilization will promote better turf heath and a stronger turf quality as we enter the spring/summer transition setting up the turf to react and accept fertilization more effectively to the start of the growing season. In addition, a healthier turf helps protect against potential decline and ware from heavy pedestrian traffic as a result of an aggressive spring turf weed control program.

With some project start-ups, often, routine enhancements may have been neglected previously. These needs may be a priority and may include complete property mulching, a fresh rotation of annual bedding plants, palm/tree pruning and/or corrective detailing of shrub bed areas. The aforementioned in-depth property evaluation will have been completed and authorized prior to project start with any/all program adjustments or corrective actions specifically documented, and a plan put into action upon project start from day 1. Critical initial enhancements will be addressed immediately and simultaneously with routine base maintenance services by Management, if needed, upon a project start with any and all necessary support from Branch and Corporate resources.

With any non-contractual extra work items that are identified, proposed and authorized, Our Team will communicate with client regarding the scheduling and completion timeframe. Our Team anticipates that within the first 30 days, an irrigation system initial inspection/evaluation will be performed with concerns noted and repairs additionally proposed. These repairs and modifications ensuring adequate watering will need to be accomplished prior to any new plantings, flower rotations, turf repair, or chemical applications requiring water as provided by Our Team. **NOTE: All site and branch operations will make it a priority to work closely and effectively with our Irrigation department, as well as client, communicating regularly to coordinate all Agronomy and Enhancement services regarding property watering requirements.**

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

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Start-Up Operational Plan & Implementation Timeline

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

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

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

Arborcare Services:

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

Property Mapping and Crew Designation

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

Please see proposed map on the following page to be discussed and finalized with the client/field manager prior to project start. Map and procedures will also be reviewed at each of the implementation timelines mentioned above.

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Landscape Maintenance Specifications

A. Mowing

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

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

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

ST. AUGUSTINE TURF AND IRRIGATED BAHIA TURF
All turf areas shall be mowed once every seven (7) days during the months of April 1st to October 31st.
All turf areas shall be mowed once every fourteen (14) days from November 1st to March 31st.

NON-IRRIGATED BAHIA TURF
April thru October Mow (weekly)
November thru April Mow (once a month)

ZOYSIA TURF
March thru November Mow (weekly)
December thru February Mow (bi-weekly)

BERMUDA TURF
Season Requirement – twice weekly or as the recreational activity requires.
Off –Season Mow – (bi-weekly)
*Approximately – 69 frequencies as the RFP SOW requires

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

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B. Edging

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

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

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

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

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

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C. Detailing Planted Areas

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

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

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

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D. Trees

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

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

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

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

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

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

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

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E. Blowing

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

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

F. Monitoring

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

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

G. Trash Removal

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

H. Debris Removal

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

I. Dead Wood/Matter

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

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

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J. Neglect and Vandalism

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

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

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

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

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

K. Quality

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

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Fertilization and Pest Control Specifications

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

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A. Turf Care Specifications: *St. Augustine Turf*

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

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

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

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

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

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

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

Optional Organic Agro Program

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

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

Other products to consider:

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

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A. Turf Care Specifications: *excludes Bahia*

Treatment- Application Dates - Type - Description (unit of measure) – Material
1- February - Granular- Fertilization 24-0-10 75% slow release + Premergent
2 -April - Granular- Fertilization with Chinch bug - 21-0-10 75% slow release+ Insecticide
3 -June - Liquid -Liquid Fertilization with Chinch bug control - High MN (fl Oz) + Insecticide (as needed)
4 -September - Granular- Fertilization 10-0-20 50% slow release + Micros
5 -October - Liquid Chinch bug Service - Arena 50 WP (as needed)
6 -November - Granular - Fertilization - 24-0-11 50% slow release + Micros
*All granular applications are applied at 1lb.N/1000 square feet.

IPM and Misc Applications
As needed - Liquid Winter weed control of broadleaf's Amine 400
As needed - Liquid with Amine 400 or for sedge control Certainty
As needed - Liquid Summer Weed control of broadleaf weeds Mansion/MSM (oz)
As needed - Liquid Broadleaf weed control all seasons Celsius & Octane

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

Enhanced BERMUDA CARE PROGRAM (Optional)

- Core Aerification/Verticutting: should be performed a minimum of one (1) time annually in the Spring utilizing equipment specifically designed for each purpose. Tine aerification and/or disk verti-cutting will ensure turf vigor and minimize thatch accumulation. Dragging plugs/clipping will breakdown debris and help re-fill holes and cut marks while leaving most debris back into the environment.

- Topdressing: Topdressing with certified sand specifically designed for this application will more quickly fill holes left by aerification allowing for quicker root growth.

- Rye Over-seeding: Bermuda turf can be over-seeded in the Fall season (mid-October) utilizing "Double Eagle" premium blend perennial ryegrass seed at an application rate of (8–10) lbs per 1000 sf.

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B. Turf Weed Control

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

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

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

C. Turf Insect Control

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

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

D. Turf Care Specifications

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

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

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E. IPM Defined

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

By following UF/IFAS IPM guidelines, we:

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

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

Key IPM Processes Used in Landscaping:

1. **Monitoring & Scouting**

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

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

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

2. **Correct Pest Identification**

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

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

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

3. **Cultural Controls**

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

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

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

4. **Mechanical & Physical Controls**

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

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

E. IPM Defined

5. **Biological Controls**
   What it is: Encouraging or introducing natural predators or beneficial organisms.
   Examples: Releasing lady beetles to control aphids, Preserving parasitic wasps that target whiteflies
   Note: Avoiding insecticides that harm beneficials is key.
6. **Chemical Controls (Last Resort)**
   What it is: Targeted use of pesticides when other methods are not effective or feasible.
   UF/IFAS recommends: Using selective, low-impact products, Spot-treating rather than blanket applications, Rotating chemical classes to prevent resistance
   Example: Applying a targeted insect growth regulator (IGR) for whitefly control only after population thresholds are met.
7. **Threshold-Based Decision Making**
   What it is: Only taking action when pest populations exceed a level where damage becomes economically or aesthetically unacceptable.
   Example: Tolerating minor chinch bug presence until they reach levels that threaten turf health.
8. **Documentation & Evaluation**
   What it is: Keeping records of pest observations, treatments, and outcomes to refine future actions.
   Why it matters: Builds a data-driven strategy over time.
   Example: Logging each treatment site visit and outcome in a landscape management software.

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

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

F. Turf Warranty

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

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

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

1. Fertilization: Tree and shrub fertilization shall be performance based, minimum quarterly applications of 8N-2P2O5-12K2O +4Mg or other similar recommended fertilizer blend with all necessary minor elements. The blend should be 100% slow release or an equivalent.

- Trees less than six (6) inches trunk diameter will be included in standard fertilizer program; trees over this diameter will be fertilized with the lawn application.
- Counties with an adopted fertilizer ordinance shall prevail and serve as a guide for nutrient selection and timing.

2. Integrated Pest Management: Pesticides will be used on an as-needed basis and in general areas having the problem. A curative approach shall be implemented for insect and disease management in turf and landscape areas when damaging thresholds have been identified as negatively impacting either health or aesthetics. In areas where problems persist, a preventative approach should be implemented.

   ASI Landscapes personnel should be diligent in scouting for damaging pests. Horticultural pest control and or appropriate recommendations will be provided to minimize injury to ornamental plants, achieved by monitoring the property during services.

3. Ant Control: All ant mounds shall be treated during routine maintenance activities or within 48 hours of being reported. Community parks and other common property shall be considered an emergency and shall be treated within 24 hours of being reported. Ant control does not include a blanket treatment of the property.

Treatment - Application Dates - Type - Description (unit of measure) - Material
1 - March - Granular - Fertilization of Ornamental Beds - 13-0-13 50% slow release Micros*
2 - April-June - Liquid - Ornamental Bed weed control Pre M AquaCap/Sure Guard
3 - October/November -Liquid -Pre-emergence bed weed control - Pre M AquaCap/Sure Guard
4 - Oct 15/Nov - Granular - Fertilization of Ornamental Beds - 13-0-13 50% slow release + Micros*
*High value palms substitute for 13-0-13 with 8-2-12 Southern Palm special
IPM and Misc Applications
As needed - Liquid Insect and Scale Control - Crosscheck Plus
As needed - Liquid Spider mite control - Avid/Forbid
As needed - Liquid General Disease Control - T Storm (lb)
April/May & September - Liquid Plant growth reduction – TrimTect
As needed - Liquid Broad leaf weed control in beds – Round-Up Pro

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

Plant Material Program

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

Palm Tree Program

Fertilization:

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

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

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

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

Palm Integrated Pest Management:

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

Preventative vs. Therapeutic

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

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

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Irrigation Maintenance Specifications

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

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

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

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

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

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

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

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

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Special Services

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

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

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

INSTALLATION SPECIFICATIONS:

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

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

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Special Services

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

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

Types of Mulch:

Preferred Mulches:

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

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

Nonrecommended Mulches:

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

1. **Mulch Application**:

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

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

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

2. **Site Preparation**:

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

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

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

3. **Environmental Considerations**:

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

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

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

4. **Quality Control**:

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

5. **Customer Education**:

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

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

6. **Records**:

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

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Special Services

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

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

Remediation Plan and Pricing:

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

Remediation plan to include:

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

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

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Special Services

syncscape™

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

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

Aquatics Management

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

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

Design Services

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

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

TIGRIS

Truxors
Mechanical Pond Cleaning

Aeration Full-Service
Install/Repair/Maintenance

Fisheries Full-Service
Stocking/Electro/Survey/Lime

Stormwater Compliance
Inspection, Consulting, BMP

Marsh Master
Wetlands

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The best landscapes on earth

HOA on a grand scale

Lighting the way

Mulch and Straw Installation

Common areas that make a difference

An impressive entrance

Lush community areas enhance value

Pristine community areas

Perfectly manicured and ready for enjoyment

Appendix I

Financial Statements

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

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

Independent Auditor's Report

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

Opinion

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

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

Basis for Opinion

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

Other Matter

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

Responsibilities of Management for the Financial Statements

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

BDO USA, P.C.

April 30, 2024

Consolidated Financial Statements

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Balance Sheets

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

See accompanying notes to consolidated financial statements.

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Statements of Operations

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

See accompanying notes to consolidated financial statements.

Nondisclosure Agreement

Request for current financial statements

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

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

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

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

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

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

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

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

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

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

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

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

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

Recipient

[ ]

[ ]

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

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

[RECIPIENT NAME]

By_____

Name:

Title:

YARD-NIQUE, INC.

By____ _____

Name: Robert Wood

Title: CFO

Appendix II

Bondable Form

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Yardnique, Inc.
10014 Chapel Hill Rd
Morrisville, NC 27560

SURETY:
(Name, legal status and principal place of business)
Swiss Re Corporate Solutions America Insurance Corporation
1200 Main St., Suite 800
Kansas City, MO 64105-2478

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

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

OWNER:
(Name, legal status and address)
[redacted]

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

PROJECT:
(Name, location or address, and Project number, if any)
[redacted]
Maintenance Services, Sarasota, FL 34241

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

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Init.

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

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

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

Yardnique, Inc.
(Contractor as Principal) *(Seal)*

(Witness)

(Title)

Swiss Re Corporate Solutions America Insurance Corporation
(Surety) *(Seal)*

(Witness) **Paige Borer**

(Title) **Mary E. Kleinpeter, Attorney-In-Fact**

Init.

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SWISS RE CORPORATE SOLUTIONS

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

GENERAL POWER OF ATTORNEY

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

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

and ROXANNA S. BORER JOINTLY OR SEVERALLY

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

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

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

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

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

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION CORPORATE SEAL 1973 MISSOURI

SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION CORPORATE SEAL MISSOURI

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

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

WESTPORT INSURANCE CORPORATION CORPORATE SEAL MISSOURI

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

this 12TH day of APRIL, 20 24

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

State of Illinois
County of Cook ss

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

OFFICIAL SEAL
CHRISTINA MANISCO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires March 28, 2028

Christina Manisco, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.
IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 21st day of May, 2025.

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

Appendix III

Certificate of Insurance

YARDNIQ-02 SLLEONAR1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/28/2025

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

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

PRODUCER	CONTACT NAME: Sarah L. Leonard	
Towne Insurance Agency, LLC 7100 Falls of Neuse Road Raleigh, NC 27615	PHONE (A/C, No, Ext): (919) 882-5175	FAX (A/C, No): (919) 872-2033
	E-MAIL ADDRESS: sleonard@towneinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Selective Insurance Company of the Southeast	39926
INSURED Yard Nique, Inc. YN Intermediate Holdings, Inc., YN Holdings, LLC. 10014 Chapel Hill Rd Morrisville, NC 27560	INSURER B : Builders Mutual Insurance Company	10844
	INSURER C : Selective Insurance Company of America	12572
	INSURER D :	
	INSURER E :	
	INSURER F :	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	X	X	S2537295	4/30/2025	4/30/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 15,000 $ 1,000,000 $ 3,000,000 $ 3,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	X	X	S2537295	4/30/2025	4/30/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			S2537295	4/30/2025	4/30/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	WCP1102120	1/7/2025	1/7/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Leased/Rented Equip			S2537295	4/30/2025	4/30/2026	Deductible: $2,500	150,000

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

Workers Compensation for Florida covered under the following policy:
Carrier: Insurer B (Builders Mutual Insurance Company); Effective Date: 01/07/2025; Expiration Date: 01/07/2026; Policy #: WCP1094817; Limits: $1,000,000/Each Employee, $1,000,000/Each Accident, $1,000,000/Policy Limit

Visconti at Westshore is listed as additional insured for general liability and automobile liability, on a Primary and Non-Contributory basis, per attached forms CG7300/CG7921/CA7809, as required by written contract. Waiver of Subrogation applies in favor of Additional Insured for General Liability, Automobile Liability, and Workers Compensation, per attached forms: CG7300/CA7809/WC000313. Umbrella Liability is form following.

CERTIFICATE HOLDER

Visconti at Westshore
Tonti Properties
2021 N Lemans Blvd
Tampa, FL 33607

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Sarah Leonard

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END OF DOCUMENT

Juniper

DESIGN | BUILD | MAINTAIN

Landscape Maintenance Proposal:

Watergrass II CDD

Wesley Chapel, Florida

TABLE OF CONTENTS

INTRODUCTION

- Company Service Overview
- Sample Reports/Schedules

PROPOSAL

- Action Plan & Proposal
- Juniper Advance Mapping

OUR SERVICES

- More Than Just Maintenance

QUALIFICATIONS

- Certifications & Licenses

PORTFOLIO

- Juniper Communities

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

November 7, 2025

Dear Mark Vega & Board Members:

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

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

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

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

Thank you,
Bonnie Marshall

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

ROOTED IN FLORIDA

HOW IT ALL STARTED

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

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

2001 Juniper Office

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

COMPANY OVERVIEW

SERVICES & QUALIFICATIONS

DESIGN

BUILD

MAINTAIN

Resources & Qualifications

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

LOCAL BRANCHES

YOUR LOCAL LANDSCAPE EXPERTS

Bradenton
2504 64th Street Court E
Bradenton, FL 34208

New Tampa
26324 Wesley Chapel Blvd.
Lutz, FL 33559

Sarasota
1306 Rome Ave.
Sarasota, FL 34243

South Tampa
5574 FL-674
Wimauma, FL 33598

Tampa East
13050 E US Highway 92
Dover, FL 33527

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

We provide you with complete landscape services:

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

CLIENT TEAM
RESOURCES

DESIGN - SUPPORT TEAM

- IA Certified Irrigation Designers
- Landscape Designers
- Landscape Architects

BUILD - SUPPORT TEAM

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

MAINTAIN - SUPPORT TEAM

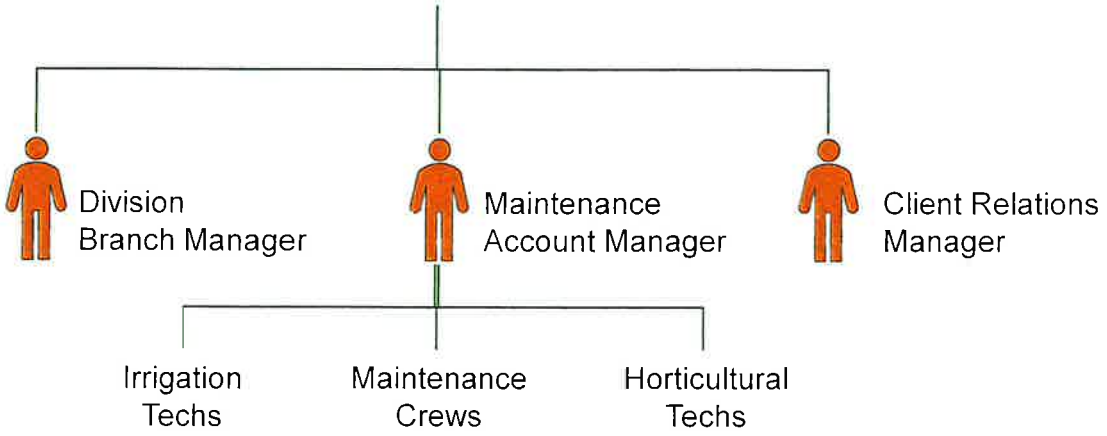
- Certified Horticultural Professional
- State Licensed Certified Pest Control Operator
- State Licensed Irrigation Contractor
- ISA Certified Arborists
- In-House Agronomist

OUR CORE VALUES

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

JUNIPER APPROACH

JUNIPER CLIENT TEAM



BRANCH MANAGER

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

ACCOUNT MANAGER

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

IRRIGATION TECHNICIAN

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

FERTILIZATION & PEST CONTROL TECHNICIAN

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

JUNIPER APPROACH

TURF MANAGEMENT

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

SHRUB MANAGEMENT

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

FERTILIZATION & PEST CONTROL

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

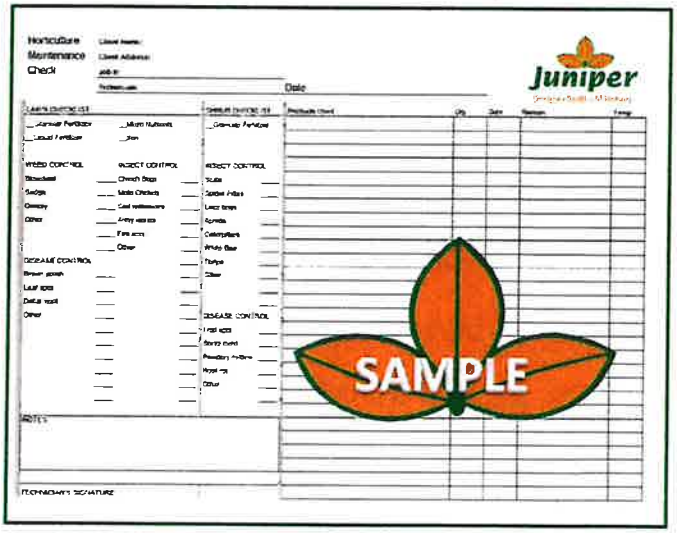
WATER MANAGEMENT

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

SERVICE REPORTS & MAPS

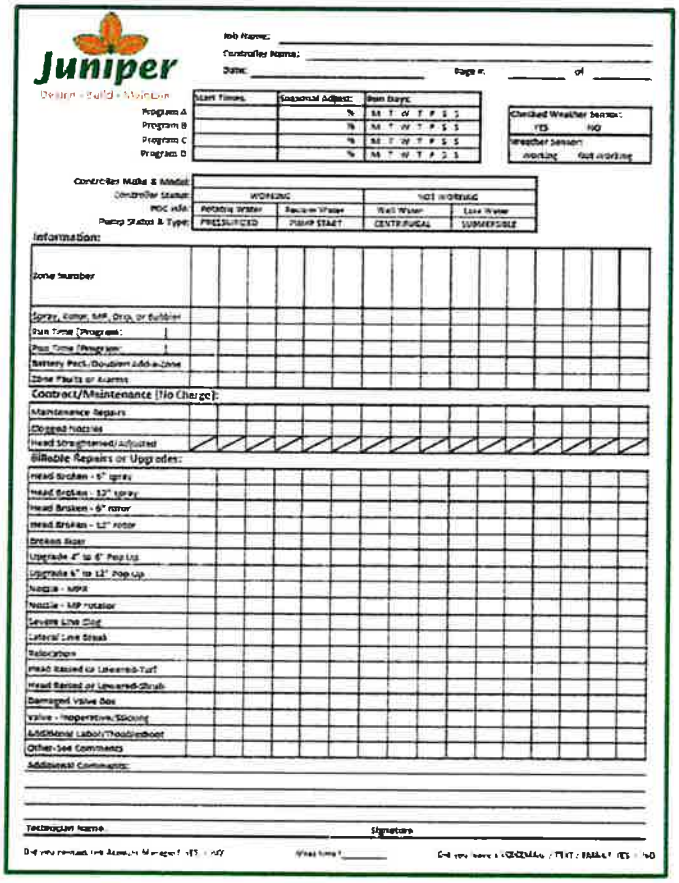
SAMPLES

Fertilization & Pest Reports



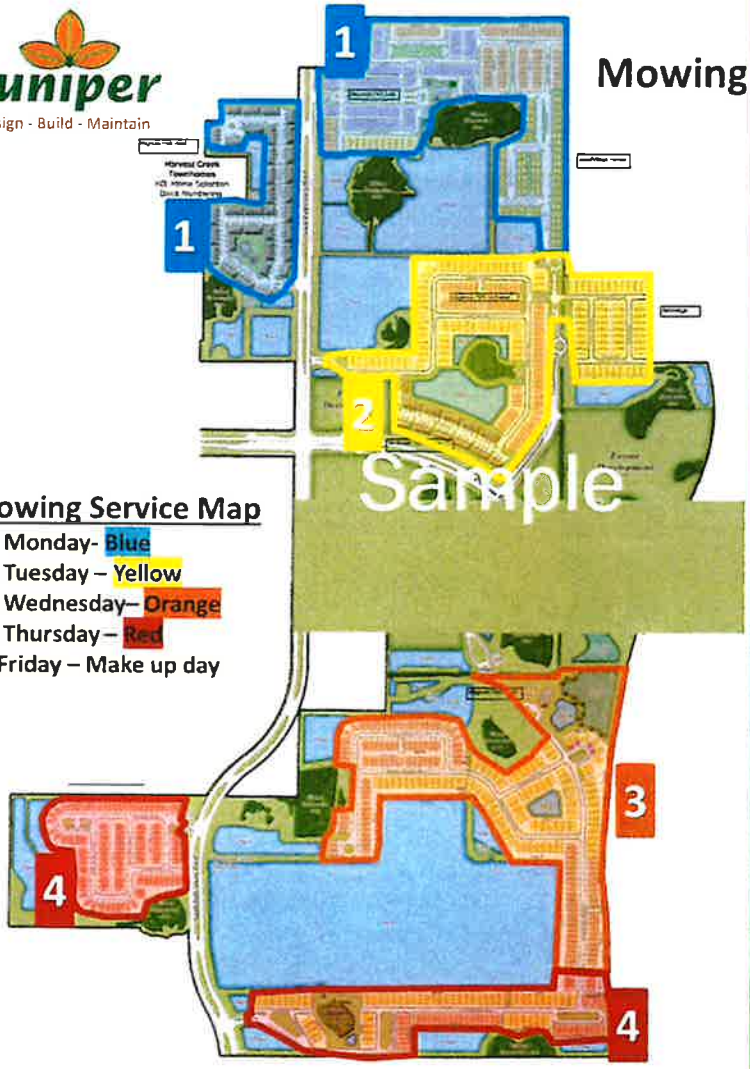
Regular service schedule maps are created for each community.

Irrigation Reports



Service Rotation Map

Juniper
Design - Build - Maintain



Mowing

Mowing Service Map

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

❑ Friday – Make up day

WATERGRASS II CDD

Juniper

DESIGN | BUILD | MAINTAIN

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

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

EXHIBIT "G"

LANDSCAPE MAINTENANCE CONTRACTOR QUALIFICATION STATEMENT

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Attention: All information should be completed and returned with Bid Submittal.
. Incomplete submittals may be rejected as non-responsive.

SECTION 1: COMPANY INFORMATION

1. Business Name: Juniper Landscaping
   Address: 4415 Metro Parkway Suite 300
   Ft Myers, Florida 33916
   Telephone: 239-561-8980 Fax: n/a
   Web Site: junipercares.com
   E-Mail: Scott.Carlson@juniperlandscaping.com

2. Is the firm a: Sole Proprietorship _____ Partnership _X_____ Corporation _____

3. If Applicant is a Corporation, is it incorporated in the State of Florida:
   Yes (X) No ( ) N/A ( )

   3.1 If yes, provide the following:

   Is Applicant in good standing with the Florida Department of State, Division of Corporations? Yes (X) No ( ) N/A ( )

   Date incorporated 2/6/2009 Charter No. L09000012442

   3.2 If no, provide the following:

   In which state is the Applicant incorporated?_____

   Is Applicant in good standing with that State? Yes ( ) No ( ) N/A ( )

   If no, please explain_____
   _____

   Date incorporated_____ Charter No._____

   Is Applicant registered with the State of Florida? Yes ( ) No ( ) N/A ( )

4. If Applicant is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the state of Florida?

   Yes (X) (Proceed to Sec 4.1) No ( ) (Proceed to Sec 4.2) N/A

4.1 If yes, is Applicant registered with the Florida Department of State, Division of Corporation? Yes (X) No ( ) N/A ( )

If no, please explain_____

Is Applicant in good standing with the State of Florida?
Yes (X) No ( ) N/A ( )

If no, please explain_____

Date Applicant was organized? 2/6/2009

4.2 If no, in which state is the Applicant organized?_____

Is Applicant in good standing with that state? Yes ( ) No ( ) N/A ( )

If no, please explain_____

Date Applicant was organized?_____

Is Applicant registered as a foreign partnership or limited liability company with the state of Florida? Yes ( ) No ( ) N/A ( )

If no, please explain_____

5. If the firm is a sole proprietorship, who is the owner? n/a

6. How long in business? 2001

7. Headquarters location: Ft. Myers, Florida

8. States in which you operate: Florida, North Carolina, Pennsylvania, South Carolina and Texas.

9. List company officers and titles:

Company Officer	Title
Brandon Duke	CEO
Jake Rubin	COO
Dan deMont	CRO
Stacie Trace	CHRO

10. Location of the Business office which would perform District Work
Street Address: 11939 Emmaus Cemetery Road
City: San Antonio State: Florida Zip Code: 33576
Tel: 239-561-5980 Fax Number: n/a

11. Furnish company literature that describes your company and scope of operations

SECTION 2: FINANCIAL, INSURANCE AND COMPLIANCE INFORMATION

12. Financial references:

Bank: Truist 801 Laurel Oak Drive Floor 2 Naples, Fl 34108
239-593-4733
Contact: Darren Gersh- email Darren.Gersh@truist.com

Vendors: Site One- Contact Diana Gross dgross@siteone.com
T&R Nurseries-Contact Patrick Lugo patricklugo@hotmail.com
Cherry Lake Tree Farm -Brandon Vickers Brandon.Vickers@cherrylake.com

13. Landscape Maintenance Gross Revenue in 2021: $175,000.000

Landscape Maintenance Gross Revenue in 2022: $225,000.000

Landscape Maintenance Gross Revenue in 2023: $ 264,100.000

Name of Applicant's Bonding Company: Great Midwest Insurance Company
Address: 800 Gessner Road, Suite 600 Houston, TX 77024

Approved Bonding Capacities:		
	Aggregate Limit	$20MM
	Single Project Limit	$5MM
	Total Current Contracts Bonded	$12MM

14. What are Applicant's current insurance limits? (Attach a copy of Applicant's certificate of insurance)

General Liability	$1M/$2M
Automobile Liability	$1M/$2M
Workers Compensation	$1M
Expiration Date	JULY 1, 2026

15. Has Applicant been cited by the Federal Occupational Safety and Health Administration (OSHA) for any job site or company office/shop safety violations in the past two years?
Yes ( ) No (X)

16.1 What is Applicant's current Experience Modifier Rate? 1.15

SECTION 3: WORKFORCE INFORMATION AND COMPANY BIOGRAPHICAL DATA

17. Does your company have an Affirmative Hiring/ Veteran Hiring Policy? Yes( ) No (X)
Describe policy on Hiring: _____

18. Does your company have a policy on drug screening? Yes (x) No ( )
Describe policy on drug screening: Pre-hire, reasonable suspension

19. Does your company have pre-employment drug screening? Yes (X) No ( )
Describe policy on drug screening: Yes, all CDL drivers undergo pre-hire drug screen.

20. Does your company utilize Temporary Workers (H2B) Yes (X) No ( )
Describe policy and if yes, what percentage of workforce are H2B: Juniper participates in the H2B Program to temporarily hire nonimmigrants for seasonal work. After conducting recruitment efforts to ensure that there are no qualified U.S. workers available for the positions, we reach out to qualified H2B workers in to fill the needs. The workers are recruited, onboarded, and then employed in a manner consistent with all regulations of the US Citizenship and Immigration Services and Department of Labor. At peak the percentage of H2B is at 14%.

21. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (X) No ( )
Describe policy on Vehicle Operation: Yes, all company vehicles have dash cams (inward and outward facing and trucks with trailers also have sideview cameras as well.

22. Describe training program for employees: We conduct constant weekly training-safety weekly trainings, equipment training with certification requirements before use.

23.List all in-house departments such as horticulture, irrigation, agronomy, seasonal color and their department heads:

Department	Department Head
Account Manager	Angel Quinones
Agronomy	Jayme Atchley
Irrigation	Elias Avila

24. List irrigation technician / manager certifications.

Javier Bellido	Two-wire Certified
Ricardo Garcia	Two-wire Certified
Crescencio Barranda	Two-wire Certified

25. What services are anticipated to out-sourced or sub-contracted as a part of contract fulfillment?

Please describe: Pump and well

26.List five (5) current clients including contact persons and telephone numbers:

Company	Contact Person	Telephone
Wrathall, Hunt & Associates	Barry Mazzoni	813-399-0865
Rizzetta & Company, Inc.	Marc Carlton	813-671-5900
V.P Management/GMS	Pete Williams	813-344-3844
KAI Management	Dale Ergle	813-986-1031
Rizzetta & Company, Inc.	Keith Livermore	941-485-8500

27. List five (5) of your largest maintenance accounts, their contract value and length of service:

Account Name	Value	Length of Service
Starkey Ranch CDD	$1,850,000.00	2023-PRESENT
Seven Oaks CDD	$1,000,000.00	2020-PRESENT
Triple Creek CDD	$836,750.00	2020-PRESENT
Estancia @Wiregrass CDD	$422,800.00	2021-PRESENT
Cory Lakes CDD	$356,200.00	2010-PRESENT

28. List two (2) contracts lost in the previous 12 months and the reason(s) why:

Company: Ashon Oaks-Inframark
Contact Person: Mark Vega
Telephone: 813-295-5455
Reason job lost: Low Bid

Company: Silversaw Apartments-Gables Residential
Contact Person: Lindsay Neumeister
Telephone: 813-945-2990
Reason job lost: Inherent Site Conditions

29.Based on total projected bid price, please rank the Watergrass II project against your other current landscape maintenance customers/projects. Would roughly be top 10% for this branch.

30. Do you currently have the manpower and equipment to fully perform all of the anticipated services required for the Watergrass II project? If not, please explain what personnel will need to be hired and what equipment will need to be purchased.

Yes

31. Please identify any of your projects with an OLM inspection of your landscape maintenance services.

Watergrass CDD, Estancia of Wiregrass CDD, Heritage Isles CDD, Cypress Creek Town Center North, Oakstead CDD, Northwood CDD, Meadow Pointe 2 CDD and Panther Trace CDD.

Dated this 7th day of November, 2025

Scott Carlson
Name of Applicant

By: Scott A. Carlson
Signature

Scott Carlson, Regional Director
(Print or Type Name and Title)

Notary Affirmation and Stamp
or
Apply Corporate Seal, if filing as a corporation

EXHIBIT "H"

EVALUATION CRITERIA

WATERGRASS II CDD COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES

NAME OF COMPANY: **JUNIPER LANDSCAPING**

1. Personnel

(20 Points Possible) (_____ Points Awarded)

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

Management and Supervisory Personnel

Name Years Exp.

1. Angel Quinones, Account Manager 15 years
2. Michael Dunbar, Production Manager 10 years
3. Crescencio Barranda, Senior Irrigation Tech 8 years
4. Lesli Gomez, Agronomy Lead 5 years
5. Steve Small, Enhancements Manager 25 years

Position/Certifications: All managers have PCCPO

Duties and Responsibilities: Angel; Entire jobsite. Michael; Daily On-site management. Crescencio; On-site Irrigation Manager. Lesli; All Agronomy management.

Proposed Staffing Levels

Landscape Maintenance staff will include; ___8_____ laborers, ___1_____Supervisors, and ___4_____ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

Name Years Exp.

1. Steven Monland, 8 years
2. Edwin Rodriguez, 15 years
3. Constantino Lopez, 12 years
4. Steve Small, 25 years

Position/Certifications Steven: Maintenance, Edwin: Agronomy, Constantino: Irrigation Tech, Steve: Enhancements

Duties and Responsibilities Mowing/Detail, Agronomy, Irrigation and Enhancements

2. Experience (20 Points Possible) (_____ Points Awarded)

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

1. Project Name/Location: TRIPLE CREEK CDD
Contact: Contact Phone: MARK CARLTON, 813-671-5900
Project Type/Description: LARGE CDD AREAS THROUGHOUT PROPERTY
Dollar Amount of Contract: $836,750.00
Your Company's Detailed Scope of Services for Project: FULL-SERVICE LANDSCAPE CONTRACTOR SERVICES INCLUDE MOWING, EDGING, TRIMMING, IRRIGATION, PEST CONTROL, FERTILIZATION, TREE AND PALM TRIMMING, FLORICULTURE.
Duration of Contract: START DATE: 12/2020 END DATE: PRESENT

2. Project Name/Location: PANTHER TRACE 1 CDD
Contact: Contact Phone: MONICA VITALE, 813-671-8023
Project Type/Description: LARGE CDD AREAS THROUGHOUT PROPERTY
Dollar Amount of Contract: $259,974.00
Your Company's Detailed Scope of Services for Project: FULL-SERVICE LANDSCAPE CONTRACTOR SERVICES INCLUDE MOWING, EDGING, TRIMMING, IRRIGATION, PEST CONTROL, FERTILIZATION, TREE AND PALM TRIMMING, FLORICULTURE.
Duration of Contract: START DATE: 11/2015 END DATE: PRESENT

3. Project Name/Location: SEVEN OAKS CDD
Contact: Contact Phone: JOHN GENTILELLA, 813-230-7987
Project Type/Description: LARGE CDD AREAS THROUGHOUT PROPERTY
Dollar Amount of Contract: $1 MILLION
Your Company's Detailed Scope of Services for Project: FULL-SERVICE LANDSCAPE CONTRACTOR SERVICES INCLUDE MOWING, EDGING, TRIMMING, IRRIGATION, PEST CONTROL, FERTILIZATION, TREE AND PALM TRIMMING, FLORICULTURE.
Duration of Contract: START DATE: 2020 END DATE: PRESENT

4. Project Name/Location: COUNTRY WALK
Contact: Contact Phone: LYNN HAYES, 727-409-5399
Project Type/Description: LARGE CDD AREAS THROUGHOUT PROPERTY
Dollar Amount of Contract: $205,000.00
Your Company's Detailed Scope of Services for Project: FULL-SERVICE LANDSCAPE CONTRACTOR SERVICES INCLUDE MOWING, EDGING, TRIMMING, IRRIGATION, PEST CONTROL, FERTILIZATION, TREE AND PALM TRIMMING, FLORICULTURE
Duration of Contract: START DATE: 2022 END DATE: PRESENT

5. Project Name/Location: THE STARKEY RANCH CDD
Contact: Contact Phone: BARRY MAZZONI, 813-399-0865
Project Type/Description: LARGE CDD AREAS THROUGHOUT PROPERTY
Dollar Amount of Contract: $1,850,000.00
Your Company's Detailed Scope of Services for Project: FULL-SERVICE LANDSCAPE CONTRACTOR SERVICES INCLUDE MOWING, EDGING, TRIMMING, IRRIGATION, PEST CONTROL, FERTILIZATION, TREE AND PALM TRIMMING, FLORICULTURE
Duration of Contract: START DATE: 2022 END DATE: PRESENT

3. Understanding Scope of RFP (15 Points Possible) (_____ Points Awarded)
Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (_____ Points Awarded)
Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (25 Points Possible) (_____ Points Awarded)
A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *
* Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (_____ Points Awarded)
Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.
Proposer's Total Score (100 Points Possible) (_____ Points Awarded)

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
Tampa, FL

CATEGORY A. Landscape Maintenance Total	$ 770,400.00
CATEGORY B. Seasonal Color / Perennial Maintenance Total	$ 385.00
CATEGORY C. Seasonal Plant Installation Total	$ 2,915.00
CATEGORY D. Mulch Total	$ N/A
FIRST YEAR GRAND TOTAL BID PRICE	**$ 773,700.00**
SECOND YEAR GRAND TOTAL BID PRICE	***$773,700.00***
THIRD YEAR GRAND TOTAL BID PRICE	***$797,000.00***

Contractor Company Name Juniper Landscaping

Contractor Address 11939 Emmaus Cemetery Road, San Antonio, FL 33576

Contractor Representative Scott A. Carlson

Contractor Signature On File

Title Regional Director

Telephone Number 813-784-7990

Date November 10, 2025

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement, and run concurrent with any successive terms.

ADDENDA

Contractor acknowledges receipt of the following Addenda, which are included in our Proposal.

ADDENDUM # 1	DATED: 10/15/2025
ADDENDUM # 2	DATED: 11/5/2025

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our Proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM

TURF FUNCTION	FREQUENCY (PER YEAR)	TOTAL
St. Augustine		
Mow	42	-
Edge (Bedlines)	21	-
Edge (Hardlines)	42	-
Monofilament Trim	42	-
Turf Fertilization	6	-
Turf Insect/Disease/Weed Control	52	-
St. Augustine Mow Sub-Total	-	**$ 297,500.00**
Bermuda		
Mow	46	-
Edge (Bedlines)	23	-
Edge (Hardlines)	46	-
Monofilament Trim	46	-
Turf Fertilization	6	-
Turf Insect/Disease/Weed Control	52	-
Overseeding	1	-
Bermuda Turf Mowing Sub-Total	-	**$ 105,000.00**
Bahia		
Mow	32	-
Monofilament Trim	21	-
Turf Fertilization	2	-
Bahia Turf Mowing Sub-Total	-	**$ 163,000.00**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM *(Continued)*

MAINTENANCE FUNCTIONS	FREQUENCY (PER YEAR)	FIRST YEAR TOTAL PRICE
Bed Weed Control	52	-
Shrub Insect/Disease Control	52	-
Shrub/Groundcover Pruning	12	-
Shrub/Groundcover Fertilization	4	-
Tree Pruning	12	-
Tree Fertilization	2	-
Palm Pruning	2	-
Palm Fertilization	2	-
Debris Disposal	52	-
General Landscape Svcs Sub-Total	-	**$ 142,300.00**
Irrigation Management Sub-Total	52	**$ 62,600.00**

CATEGORY A. FIRST YEAR LANDSCAPE MAINTENANCE GRAND TOTAL **$ 770,400.00**
(Total of Mowing Sub Totals, Gen. Svcs and Irrig.)

Scott A. Carlson – On File **Juniper Landscaping** **November 10, 2025**
Contractor Signature Company Name Date

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EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

SEASONAL COLOR/PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading/Pruning	24
Mulching	As Needed
Insect/Disease Control	52
Watering	As Needed
Fertilization	12

CATEGORY B. **FIRST YEAR SEASONAL COLOR /PERENNIAL MAINTENANCE TOTAL** **$ 385.00**

Scott A. Carlson – On File	**Juniper Landscaping**	**November 10, 2025**
Contractor Signature	Company Name	Date

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EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY C

SEASONAL COLOR INSTALLATION
ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
250	Spring	4"	$2.65	$662.50
250	Summer	4"	$2.65	$662.50
300	Fall	4"	$2.65	$795.00
300	Winter	4"	$2.65	$795.00

CATEGORY C. FIRST YEAR SEASONAL PLANT INSTALLATION TOTAL **$ 2,915.00**

NOTES:

1. Not all properties have seasonal colorbeds.

2. All annuals shall be four-inch (4") container-grown Grade A plants with multiple blooms at the time of installation.

3. All prices shall be inclusive of material costs including soil amendments, mulch, labor, taxes, etc.

4. Contractor is responsible for estimating and confirming the quantity of flowers based on the existing beds on the property at the time of bid submittal and on the spacing shown below:
   a. Distance away from curbs, turflines, etc.:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

   b. On Center (o.c.) Spacings:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

Scott A. Carlson – On File	**Juniper Landscaping**	**November 10, 2025**
Contractor Signature	Company Name	Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY D

MULCH
ITEMIZED BID FORM

MATERIAL	UNIT PRICE	TOTAL PRICE
(1st application)	-	n/a
(2nd application)	-	n/a

CATEGORY D. FIRST YEAR MULCH TOTAL **$ N/A**

NOTES:

1. Contractor is responsible for measuring and pricing the quantity of mulch required for each complete mulching of all presently mulched areas on site.

2. Contractor mulching total **shall include** one complete trenching as specified in the trenching specifications.

Scott A. Carlson – On File	**Juniper Landscaping**	**November 10, 2025**
Contractor Signature	Company Name	Date

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EXHIBIT "B" *(Continued)*

SUPPLEMENTAL PRICING FORM

1. Grade A pinestraw (cost/bale, spread on site)	$ 9.00
2. Bahia sod, non-site ready (cost/square foot)	$ 1.50
3. Bermuda 419 sod, non-site ready (cost/square foot)	$ 2.75
4. St. Augustine sod laid, non-site ready (cost/square foot)	$ 2.60
5. Additional labor with truck and hand tools (cost/man hour)	$ 50.00
6. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	$ 55.00
7. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	$ 55.00
8. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour/ Owner supplied water) c. Water truck with operator 25 times per year with a ½ inch application. d. Map Area B6 Bradbury and Astoria (100'x600')priced per event	a. $ 550.00 b. $ 125.00 c. $20,000.00 d. $400.00
9. Cost per hour a. Irrigation Technician b. Supervisor and truck c. General Laborer d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. $65.00 b. $55.00 c. $50.00 d. $50.00

The prices above shall be commensurate with the contract term.

Scott A. Carlson – On File	**Juniper Landscaping**	**November 10, 2025**
Contractor Signature	Company Name	Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

START UP: FIRST 60 DAYS

LANDSCAPE MAINTENANCE

SERVICE REQUEST MEETING

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

JUNIPER ADVANCE PROPERTY MAPPING

Complete drone flight of community and upload mapping.

DETAILED PROPERTY REPORT

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

SCHEDULE OF SERVICES MAP

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

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

PROPERTY MOWING TECHNIQUES

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

PROPER PRUNING TECHNIQUES

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

WEED CONTROL

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

IRRIGATION

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

START UP: FIRST 60 DAYS

FERTILIZATION AND PEST CONTROL

ADDRESS IMMEDIATE ISSUES

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

L&O EVALUATION REPORT

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

SOIL TESTING

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

CORRECTIVE PLAN

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

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

ANNUAL FLOWER DISPLAY

PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS

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

START UP: FIRST 60 DAYS

INITIAL IRRIGATION INSPECTION

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

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

FIELD INSPECTIONS

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

PROGRAMMING & OPTIMIZATION

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

CUSTOMER CARE

ON-SITE MANAGEMENT

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

24/7 EMERGENCY SERVICES

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

IN-HOUSE CUSTOMER CARE TEAM

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

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

Option 1:
Visit www.junipercares.com and click on "Community Service Request." Create a ticket by following the simple prompts.

Option 2:
Email customerservice@juniperlandscaping.com, noting the concern.

Option 3:
Call Customer Service at (239) 561-5980 to speak with a representative.

JUNIPER SYNC WORK ORDER SYSTEM

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

Highlights

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

Juniper SYNC

JUNIPER MAPPING

TECHNOLOGY THAT MAKES A DIFFERENCE!

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

— Proactively identify potential issues

— Property specific reporting
  - Plant Health
  - Elevation
  - Annotation
  - Issues

— Documentation of improvement

Juniper MAPPING

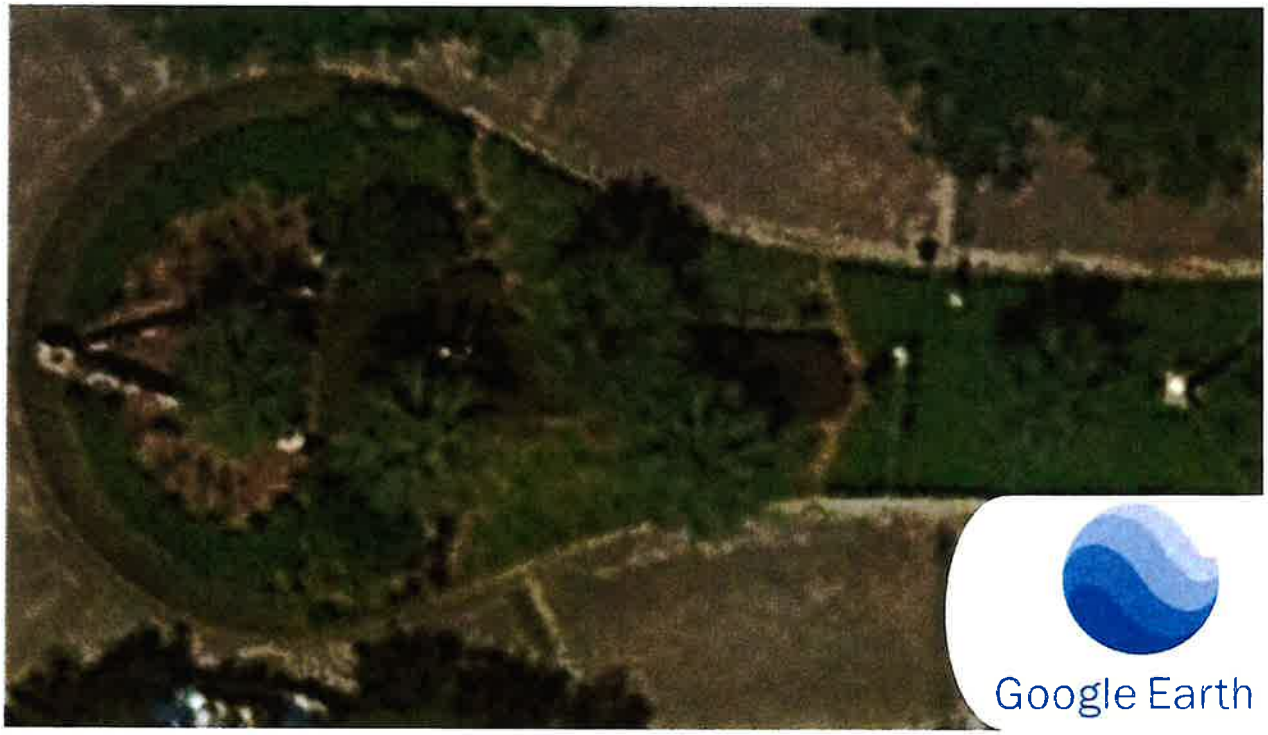
Full Video Walkthrough

Scan the QR code with your cellphone for full walkthrough

JUNIPER MAPPING

IMAGE QUALITY COMPARISON

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



JUNIPER MAPPING

TRACK IMPROVEMENTS SIDE-BY-SIDE

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

JUNIPER MAPPING
REPORTING

COMMUNITY ANNOTATION REPORT

Juniper Landscaping

Stonecrest - Summerfield Annotation Report

Created on August 24, 2021

Captured on August 13, 2021

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

JUNIPER MAPPING
REPORTING

ANNOTATION REPORT SUMMARY PAGE

Location

Label	Title	Elevation	Coordinates
1	Valve Box Location	77.53 ft	28.9654104, -81.9668117

Distance

Label	Title	Horizontal Length	Surface Length	Slope	Vertical Height
2	Sample Line Lake Bank	74.30 ft	74.73 ft	4.5°, 7.87%	5.85 ft

Area

Label	Title	Area	Surface Area
3	Softball Field	1.14 acres	1.14 acres

Count

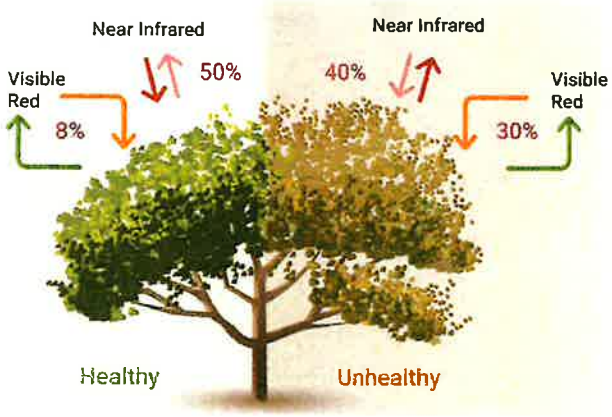
Label	Title	Quantity
4	Sabal Palms	6

The tools within Juniper Mapping provide on-demand information like GPS coordinates, slopes/vertical heights, accurate area measurements plus the ability to catalog /inventory trees or other community assets.

JUNIPER MAPPING
TOOLS

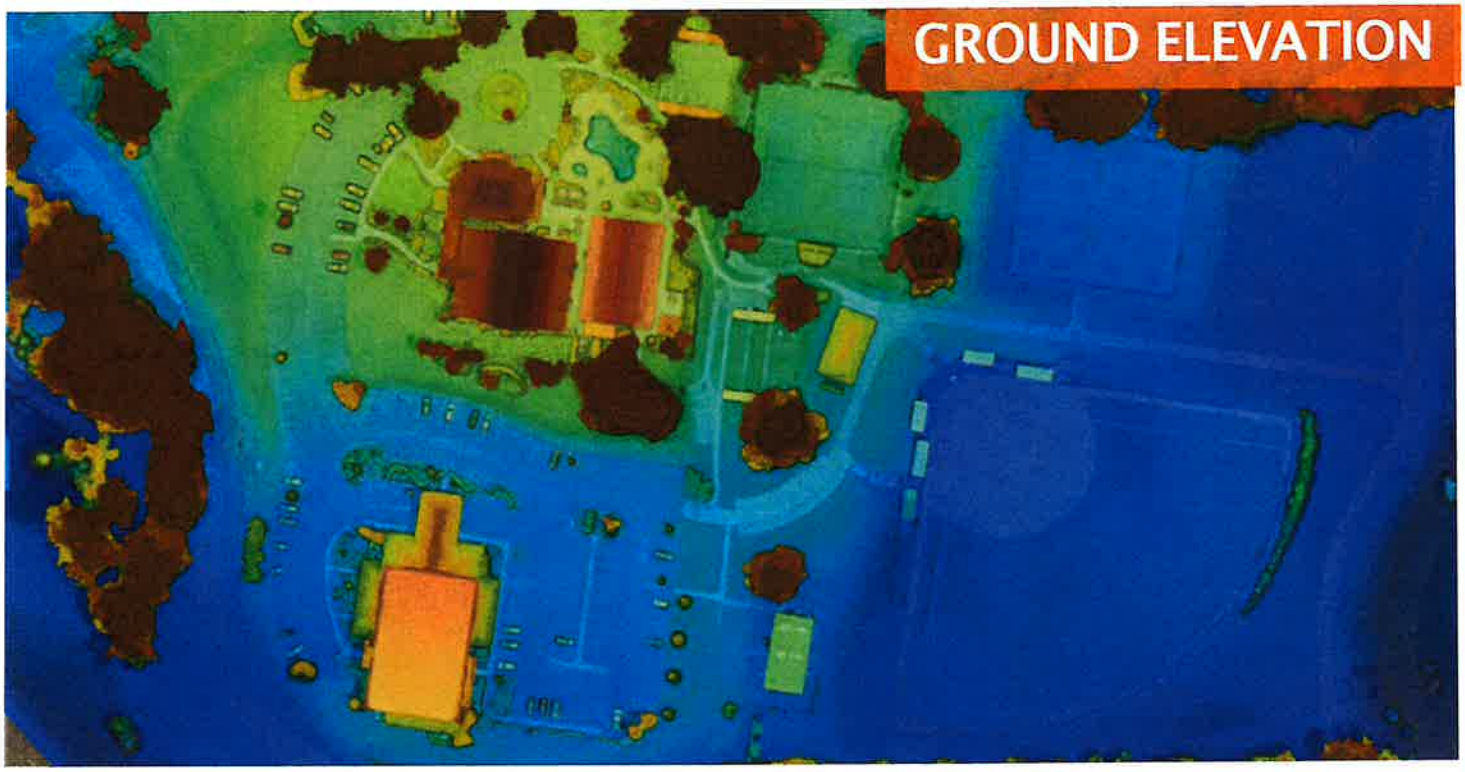
PLANT HEALTH ASSESSMENT

Healthy vegetation reflects more of certain types of light than unhealthy vegetation. Juniper Mapping creates a map that highlights differences within your area of interest.
This tool allows us to quickly identify areas of concern at start-up to begin treatments and track progress.



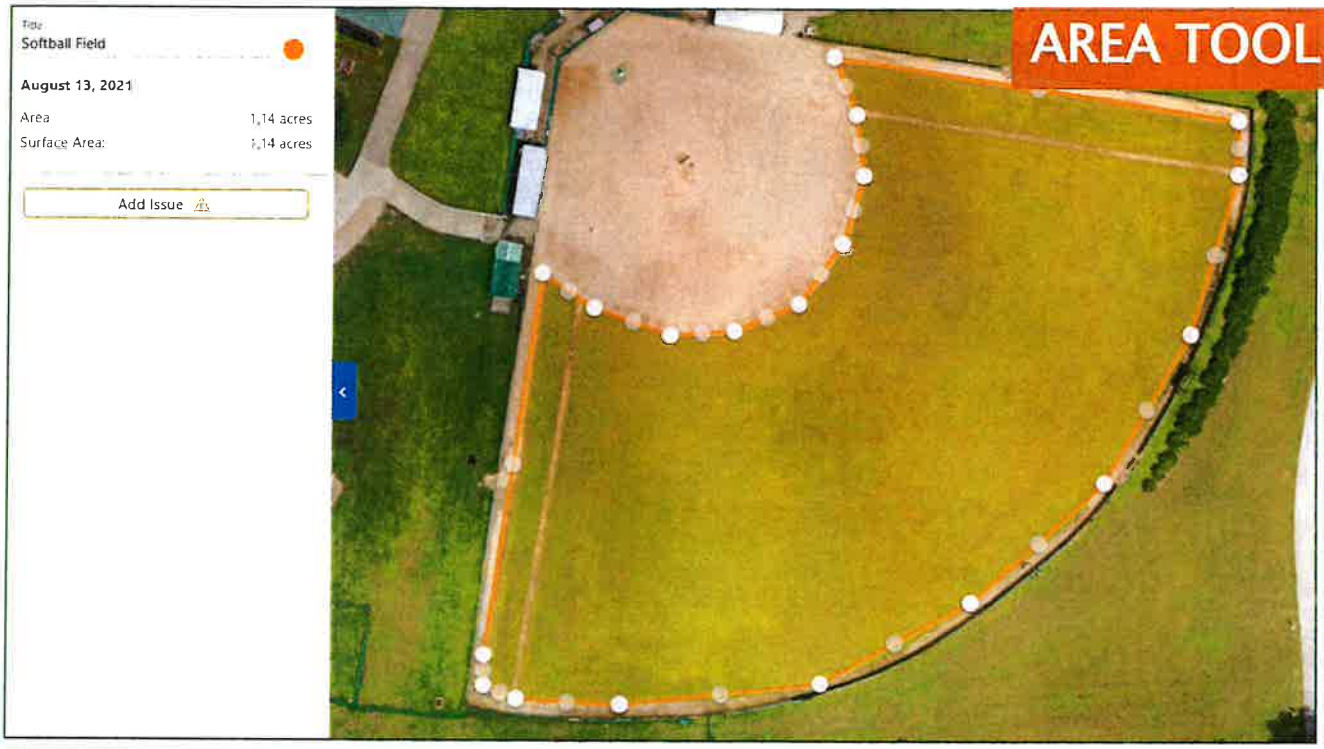
JUNIPER MAPPING

TOOLS



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

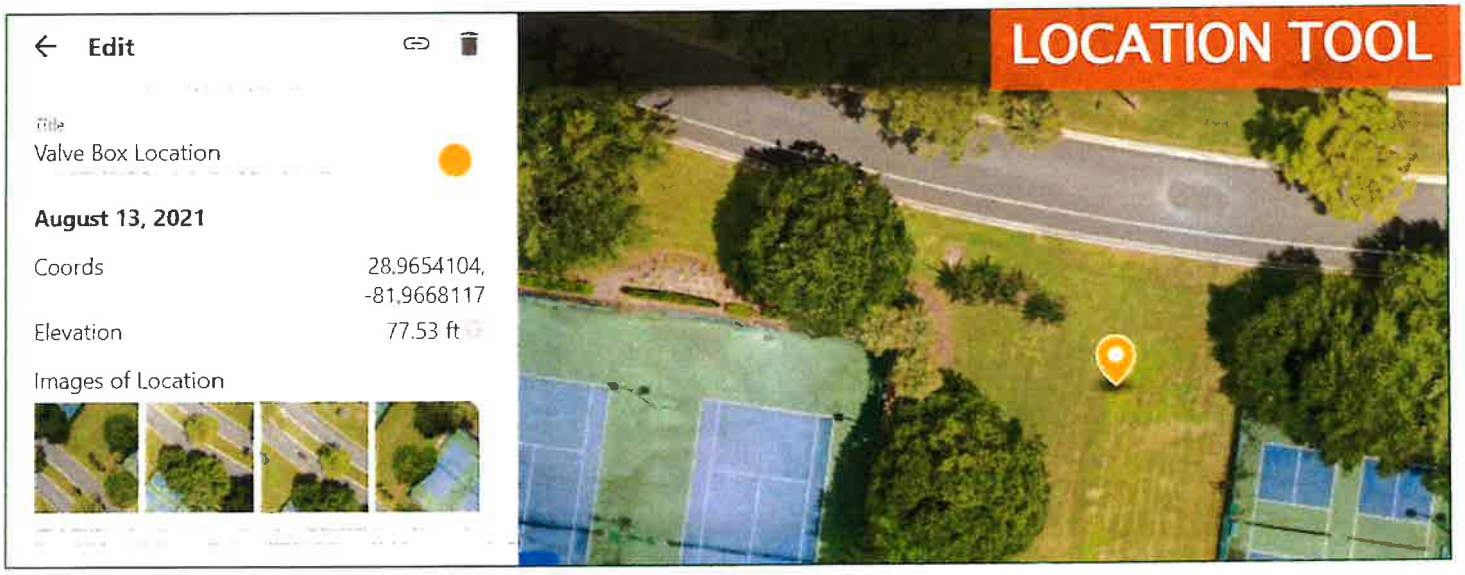
JUNIPER MAPPING
TOOLS



The Area & Line Tools provide the community with accurate information on demand. Line Tool provides the elevation profile of any area flown.

JUNIPER MAPPING
TOOLS

The Location Tool allows us to GPS locate/document anything in the community.
This is great for irrigation controllers, flush points, filters, valves, & shut offs.



The Count Tool makes creating an inventory of anything easy.

JUNIPER MAPPING
TOOLS

ADDED BENEFIT–ROOF CONDITIONS

With Juniper Mapping, the photos not only capture landscape conditions, but they also show detailed images of roofs in the community. These images may be used by the association, if desired.

LANDSCAPE MAINTENANCE

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

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

LANDSCAPE INSTALLATION

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

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

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

LANDSCAPE IRRIGATION

STATE LICENSED IRRIGATION CONTRACTOR

What is a certified irrigation specialty contractor's license?

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

WATER MANAGEMENT

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

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

LANDSCAPE IRRIGATION

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

MAINTENANCE

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

INSTALLATION

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

LANDSCAPE HORTICULTURE

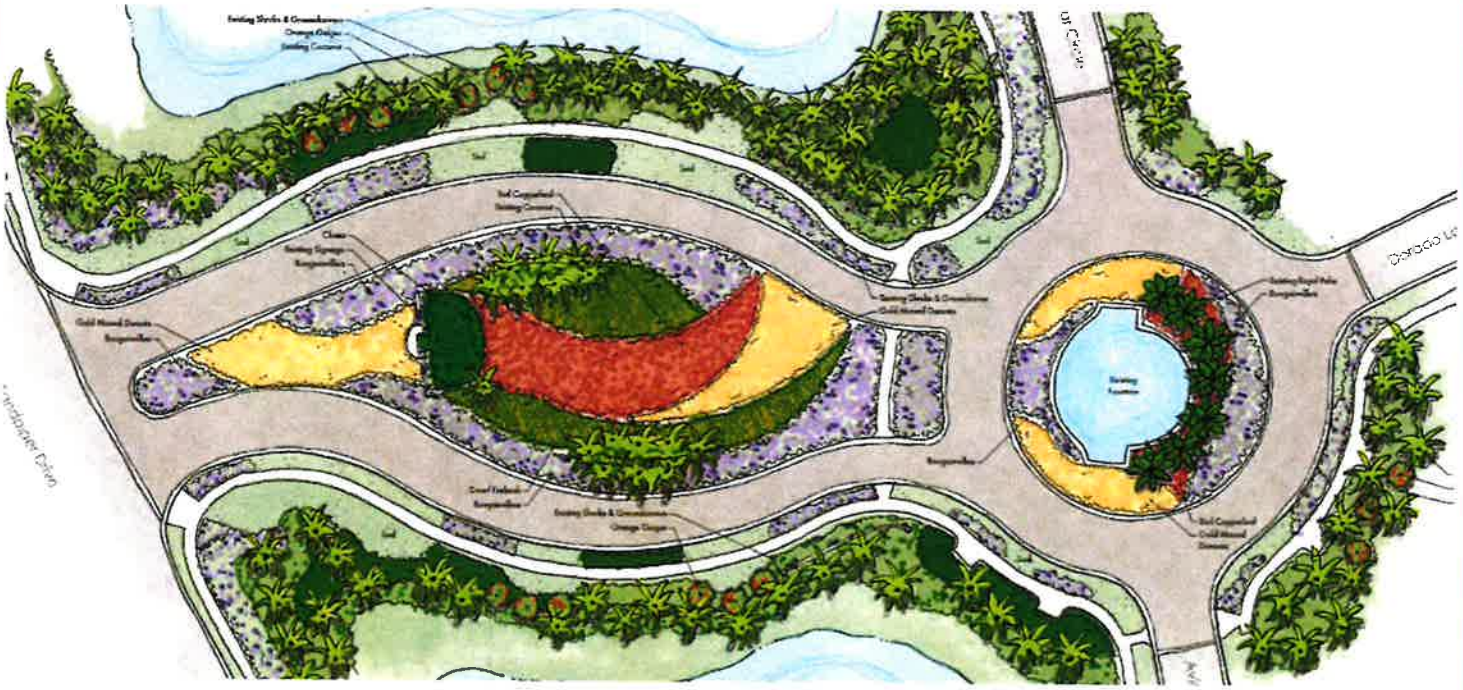
Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.

OUR SERVICES

LANDSCAPE ARCHITECTURE

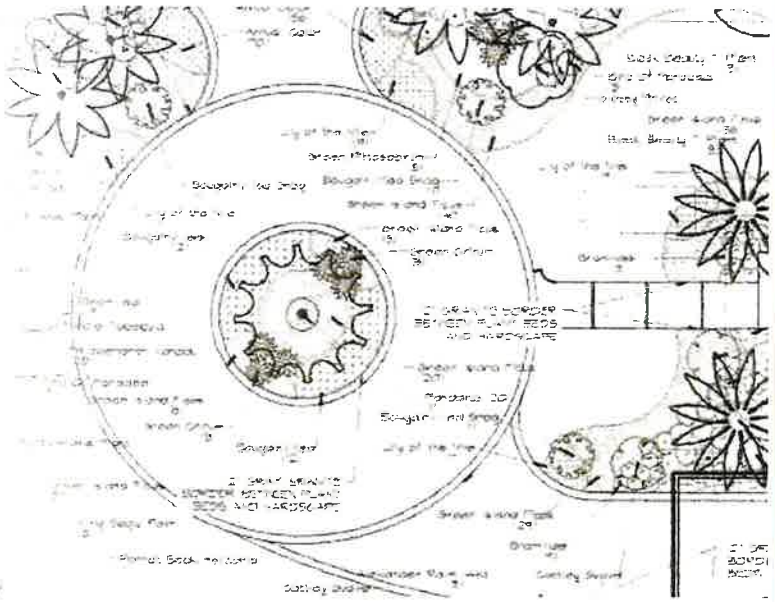
COMPLETE LANDSCAPE ARCHITECTURE & DESIGN SERVICES

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



JUNIPER DESIGN TEAM

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

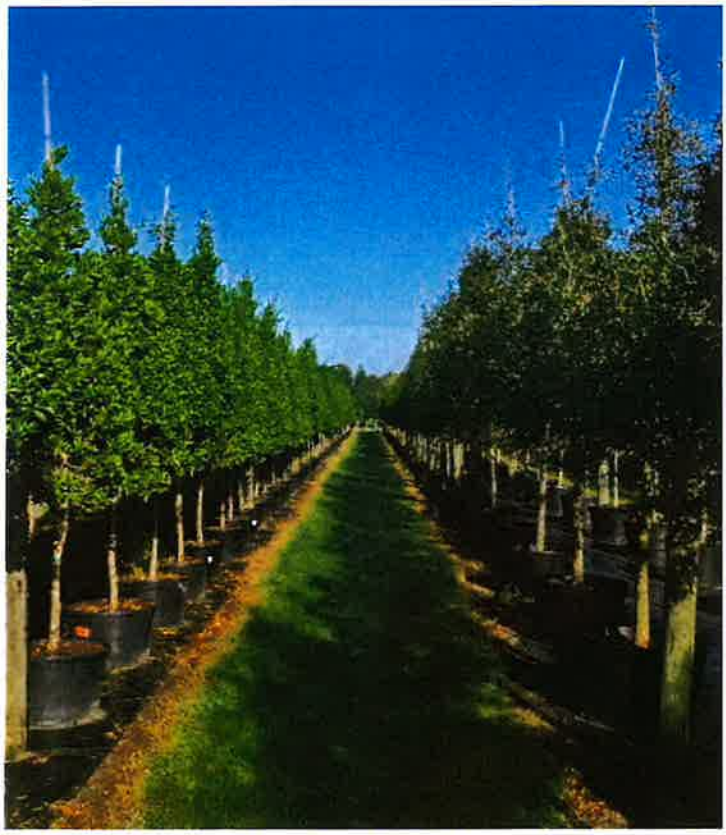


NURSERY & TREE FARM

We know it because we grow it!

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

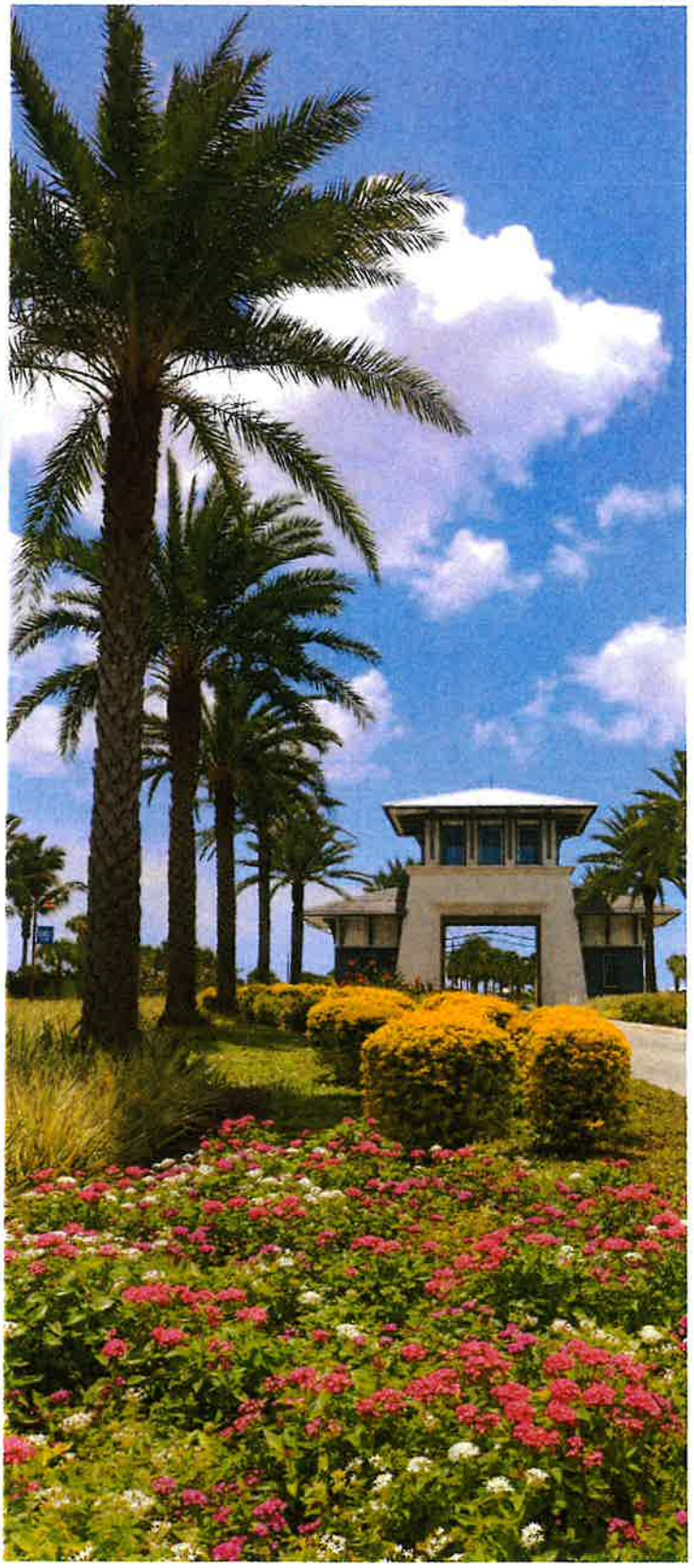
By keeping our finger on the pulse of the plant market, we can maximize value for each client.



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

SEASONAL COLOR

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



SEASONAL FLOWER PROGRAM

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

ARBORICULTURE

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

WHY HIRE AN ARBORIST?

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

STORM RESPONSE

RESOURCES WHEN YOU NEED THEM MOST!

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

COMPANY RESOURCES

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

SPORTS TURF

COMPLETE SPORTS TURF MAINTENANCE

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

SERVICES

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

EDUCATIONAL CLASSES

PRESENTATIONS & CEUS AVAILABLE FOR CLASSROOM OR ONLINE LEARNING

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

CURRENT COURSES

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

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

CERTIFIED PEST CONTROL OPERATOR • FLORIDA DEPARTMENT OF AGRICULTURE •

CERTIFIED ARBORIST ISA

AWARD WINNING LANDSCAPES

EXCEEDING INDUSTRY STANDARDS!

PINNACLE AWARDS

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

SAND DOLLAR AWARDS

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

AURORA AWARDS

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

SUMMIT AWARDS

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

SAFETY & TRAINING

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

Initial Hire Program

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

Safety Training Program

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

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

CERTIFICATIONS & LICENSES

OUR QUALIFIED TEAM

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

CERTIFICATIONS & LICENSES

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

CERTIFICATIONS & LICENSES

The International Society of Arboriculture

Hereby Announces That

Wesley L. Wals

Has Earned the Credential

ISA Certified Arborist ®

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

CEO & Executive Director

6 April 2018 — Issue Date

30 June, 2021 — Expiration Date

MI-0324A — Certificate number

ANAB

FNGLA

CERTIFIED PROFESSIONAL HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Nicholas Salerno **H69 09432**

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2019
Certified Since: 5/20/2013

Steve Stolson, FNGLA President — Harry Hurt, FNGLA Certification Director

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State of Florida

Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF314574

CHRISTOPHER CARL RICHARDS

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

Nicole Fried — Commissioner of Agriculture

North Carolina State University
Agricultural Institute

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

Kyle James Leverette

the degree of

Associate of Applied Science
in Turfgrass Management

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

FNGLA

CERTIFIED PROFESSIONAL HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Kyle Leverette **H62 12112**

The Title of
FNGLA Certified Horticulture Professional (FCHP)

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

Ed Brown, FNGLA President — Harry Hurt, FNGLA Certification Director

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Ron DeSantis, Governor — Halsey Beshears, Secretary

dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

STANLEY, DARRELL EUGENE
JUNIPER LANDSCAPING OF FLORIDA, LLC
9890 STALEY RD
FORT MYERS FL 33905

LICENSE NUMBER: SCC131152351
EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

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

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

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

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

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

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

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

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

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

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

CERTIFICATE HOLDER

FOR BIDDING PURPOSES ONLY

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: CN138350647
LOC #: Washington

ADDITIONAL REMARKS SCHEDULE

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

ADDITIONAL REMARKS

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

INSURERS AFFORDING COVERAGE/NAIC #

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

Leased & Rented Equipment and Installation Floater:

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

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

The above captioned policies include coverage for the following entities:

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

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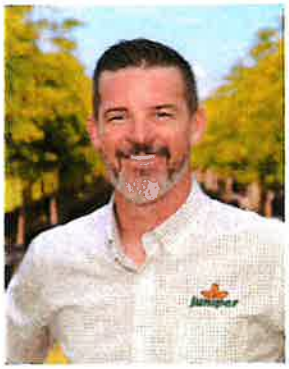
LEADERSHIP TEAM

Brandon Duke
Chief Executive Officer

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

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

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



Dan DeMont
Chief Revenue Officer

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

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

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

Jake Rubin
Chief Operations Officer

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

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

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

QUALIFICATIONS

CLIENT REFERENCES

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

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

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

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

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

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

Cory Lakes Community Development District
KAI Management

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

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

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

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

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

CLIENT REFERENCES

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

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

Panther Trace Community Development District
Management | Vesta Property Services

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

Watergrass | Community Development District
Management | Inframark

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

Heritage Isle CDD

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

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Beaumont CDD

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

CLIENT REFERENCES

Jonathan Pentecost
Division President
SW FL

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

Rhonda Brewer
V.P. Community Development

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

Mike Lewis
V.P. Purchasing, Design & Architecture

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

John R. Peshkin
Managing Principle

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

Bob Koenig
Vice President

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

JUNIPER CARES

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

Juniper CARES

JUNIPER CARES

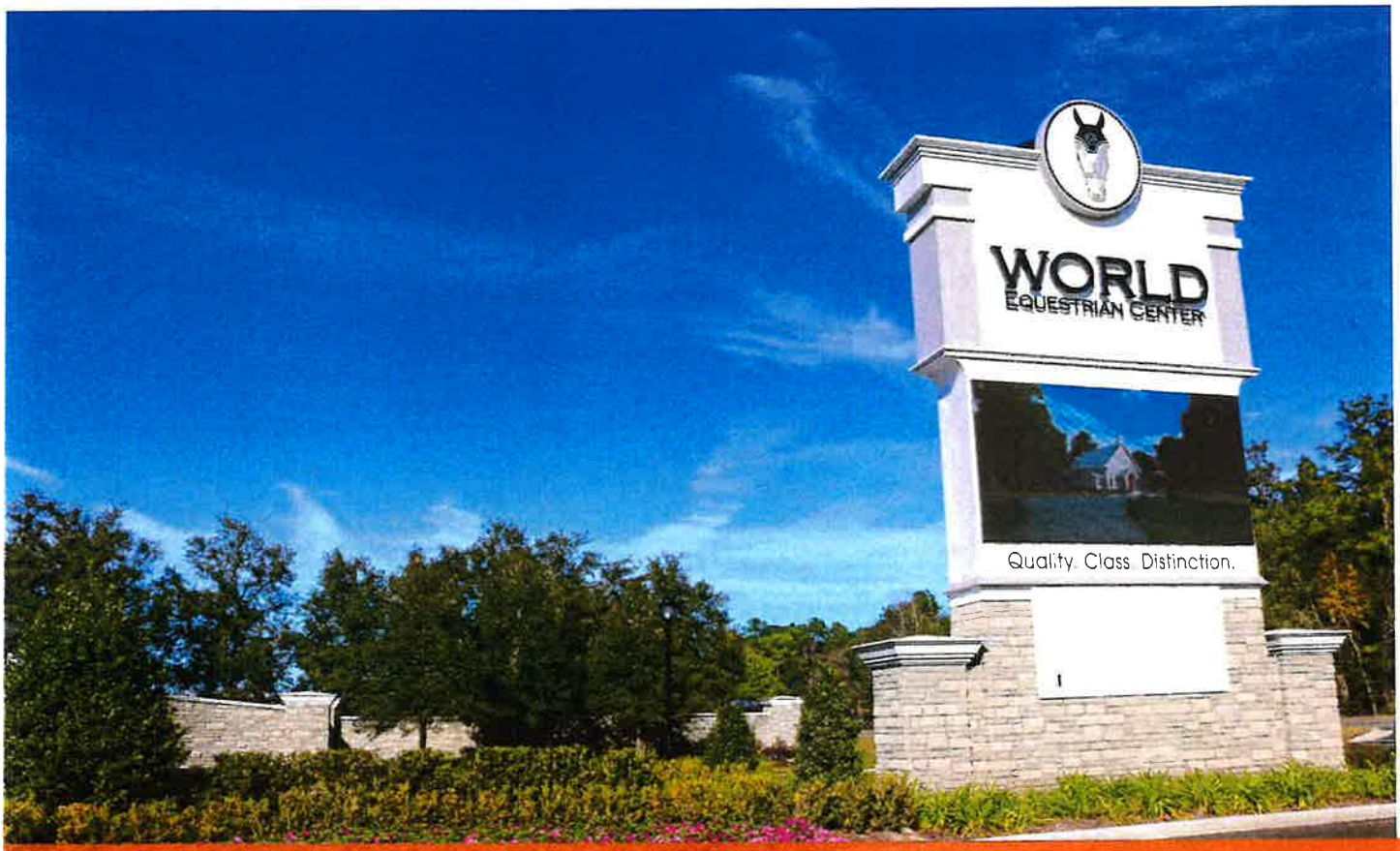
industry COLLECTIVE

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

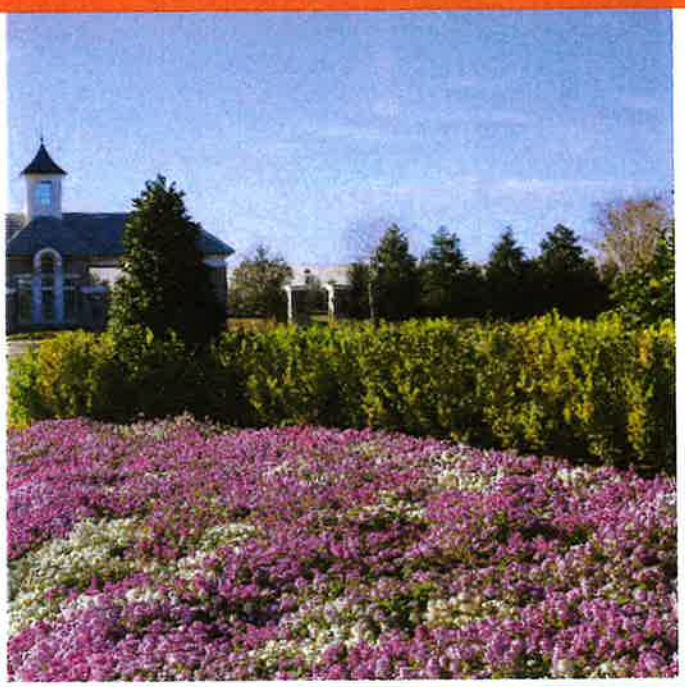
Imagine an entire industry coming together, to serve and to give, for the sole purpose of creating a positive impact locally and around the world. This is Industry Collective.

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

PORTFOLIO: OCALA



WORLD EQUESTRIAN CENTER

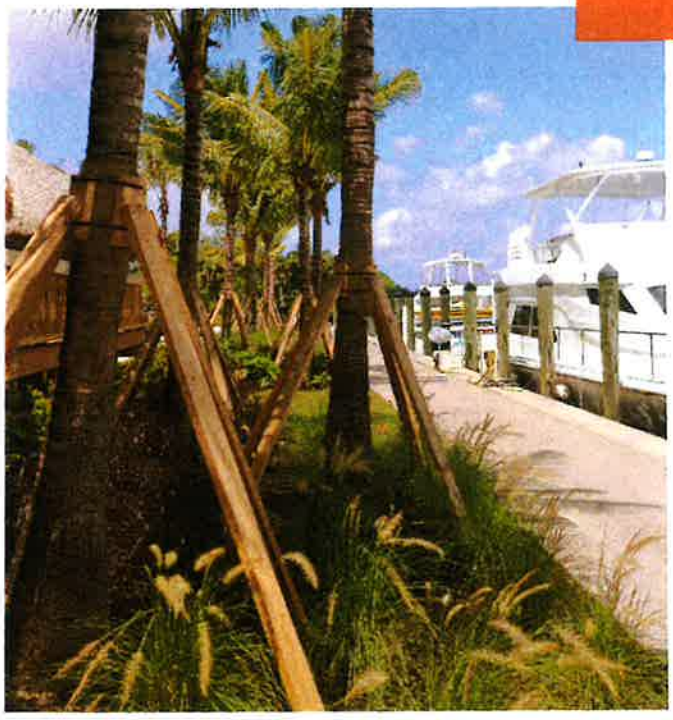


PORTFOLIO: CUSTOM DESIGN

CONNORS RESIDENCE

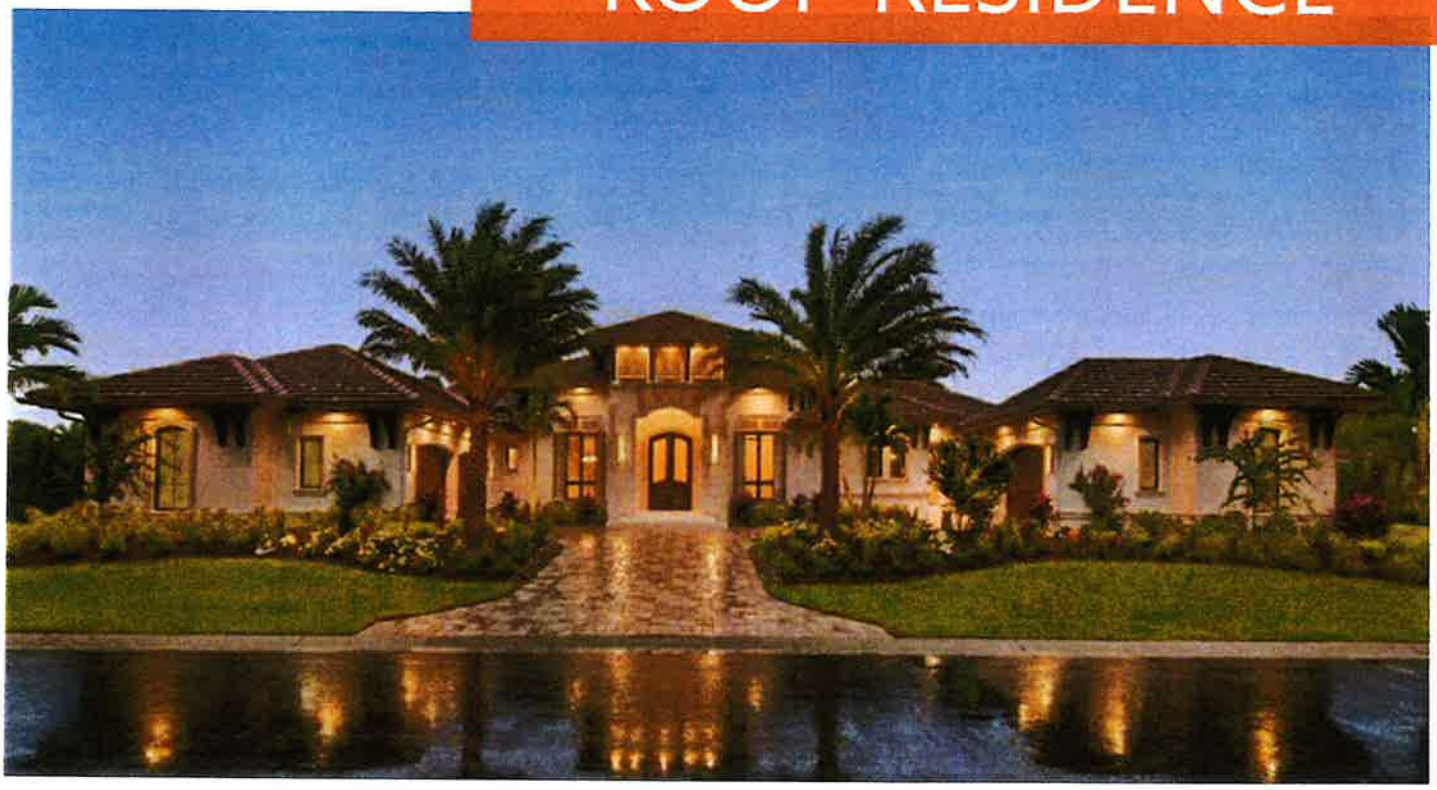
PORTFOLIO: CUSTOM DESIGN

THE BOATHOUSE



PORTFOLIO: CUSTOM DESIGN

KOOP RESIDENCE



DESIGN SAMPLES

COMPUTER RENDERINGS

Juniper
DESIGN · BUILD · MAINTAIN

PINE LAKE SERVICES
EST. 1998

WE INVITE YOU TO
DISCOVER THE DIFFERENCE

Request for Proposal:

Watergrass II CDD

Contact: Shannon Dyer
Shannon@pinelakellc.com
(656) 224-9119

12980 TARPON SPRINGS RD.
ODESSA, FL 33556
813.948.4736

The Pine Lake Story

October 30, 2025

Founded in 1998 in the Tampa, Florida area, Pine Lake began as a nursery and has steadily evolved into a full-service landscaping company. Over the years, services expanded to include landscape maintenance, irrigation, fertilizer and pest control and tree care services, large-scale landscape installation, as well as an extensive range of other services.

While ownership transitioned among different families throughout its history, the Spears family assumed full ownership in 2024, with multiple members of the family continuing to work full-time in the business. Today, Pine Lake operates from two strategic Tampa Bay locations, serving a diverse client base with a proven commitment to excellence, trust, and long-term partnership.

Our mission is to constantly exceed clients' expectations, prioritize and invest in our people, and strive to be the best landscaping company imaginable.

Our Core Values

Exceptional Quality: Building a reputation of excellence

Integrity: Striving to build long-term partnerships in all interactions

Leadership & Teamwork : Our people are our #1 asset; fostering collaboration, decision-making, safety, and personal growth

Accountability & Communication: Proactively communicating and doing what we say we will do

Above all, Pine Lake values its people and its customers. Without the dedication of our team and the trust of our clients, Pine Lake would not be the company it is today.

We are thankful for each opportunity to continue to serve the Tampa Bay region.

PINE LAKE SERVICES

Overview

Pine Lake Services (PLS) is trained in Green Industries Best Management Practices to create visually appealing and environmentally safe communities.

Our team members are certified in "Florida Green Industries Best Management Practices for Protection of Water Resources in Florida" by UF/IFAS Extension and are well-versed in Florida Friendly maintenance practices.

Operational Philosophy & Approach

Our integrated approach to landscaping emphasizes nine interrelated principles:

- Right Plant, Right Place
- Water Efficiently
- Fertilize Appropriately
- Mulch
- Attract Desirable Wildlife
- Manage Yard Pests Responsibly
- Recycle Yard Waste
- Reduce Stormwater Runoff
- Protect the Waterfront

PLS will provide a reliable, well-trained crew for maintenance and detail services, including bed weed control. The team will follow a structured plan using an annual calendar, weekly Gantt charts, and detailed maps for tasks such as maintaining neighborhood entry medians.

A trained team leader will oversee daily operations and serve as the main contact with Watergrass II CDD. The team will also have support from experienced landscape professionals across the Tampa Bay area.

The Watergrass team will have all the necessary equipment to ensure safety and efficiency. Additional services, such as irrigation inspections, turf care, palm pruning, and mulching, can be provided, with extra crews and technicians available when needed.

Pine Lake Nursery & Landscape

Balance Sheet

As of September 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10030 ServisFirst Operating	126,387.24
10035 Seacoast Operating	3,301.28
10040 ServisFirst Payroll	2,036.27
10099 Petty Cash Drawer	1,006.86
Total Bank Accounts	**$132,731.65**
Accounts Receivable	
10200 Accounts Receivable	966,520.30
TotalAccountsReceivable	**$966,520.30**
Other Current Assets	
10300 Inventory	0.00
10310 Inventory Holding Material	189,407.88
10340 Inventory Holding Other	4,546.00
Total10300Inventory	**193,953.88**
10630 Prepaid Expenses	60,362.63
10850 Over/Under Billing	-145,628.76
Total Other CurrentAssets	**$108,687.75**
Total Current Assets	**$1,207,939.70**
Fixed Assets	
11100 Computers, Furniture & Equipmnt	12,565.61
11500 Leasehold Improvements	103,534.79
12000 Machinery & Equipment	490,895.55
13000 Vehicles & Trailers	345,145.33
14000 Lease ROU	
14050 Existing Leases	462,830.24
Total 14000 Lease ROU	**462,830.24**
17000 Accumulated Depreciation	
17002 Accum Deprec - General	-374,153.72
Total 17000 AccumulatedDepreciation	**-374,153.72**
Total Fixed Assets	**$1,040,817.80**
Other Assets	
19000 Goodwill	948,226.00
19101 Accumulated Amort - Goodwill	-375,940.72
Total 19000 Goodwill	**572,285.28**
19300 Due To/ Due From PLS	67,337.16
19400 Loan Fees	93,589.91
Total OtherAssets	**$733,212.35**
TOTAL ASSETS	**$2,981,969.85**

PINE LAKE SERVICES

Geographic Location

The office of Pine Lake Services that would service your property is located at 12980 Tarpon Springs Rd Odessa, FL 33556. This is approximately only 35 minutes away from Watergrass II.

Ability to Manage the Project

Pine Lake Services (PLS) ensures successful project management through:

- Ongoing Training: We prioritize continuous learning to improve team performance, reduce errors, and minimize inefficiencies. Our training platform, Greenius, keeps our employees up to date.

- Regular Site Visits: Frequent visits to the job site allow us to maintain clear communication with Watergrass II CDD property management/board to ensure expectations are met. Our best practices include crew check-ins, property assessments, client updates, and job enhancements.

- Organized Approach: PLS will use detailed production maps, schedules, and Gantt charts to ensure the entire team is aligned and informed about the property's scope and goals, beyond just the Foreman.

Evaluation of Existing Workload

Pine Lake Services current workload will not inhibit our ability to work at Watergrass II CDD. We have the ability to meet and exceed your expectations.

Our Account Management team is currently managing properties within the Tampa Bay area. A dedicated manager will be available for the entirety of Watergrass II CDD. Landscape Maintenance and Irrigation Management contract. This person will always your one stop point of contact available for daily communication and any emergencies that may arise.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/2/2025

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed.

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT
Sterling Seacrest Pritchard, Inc. 3111 W Dr Martin Luther King Jr Blvd Suite 350 Tampa FL 33607 License#:70726	**NAME:** Courtney Gossen **PHONE (A/C, No, Ext):** 813-498-1189 **FAX (A/C, No):** **E-MAIL ADDRESS:** cgossen@sspins.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Pine Lake Services, LLC 12980 Tarpon Springs Rd Odessa FL 33556 PINELAK-01	INSURER A : BerkshireHathawaySpecialtyInsuranceCompany	22276
	INSURER B : FFVA Mutual	
	INSURER C : XLSpecialtyInsuranceCo	37885
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 475962211 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO JECT LOC OTHER:			47-GLO-332639-03	7/1/2025	7/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Per Project Agg	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY X SCHEDULED AUTOS NON-OWNED AUTOS ONLY			47-CAO-332641-03	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP	$ 1,000,000 $ $ $ $ 10,000
A	X **UMBRELLALIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			47-UMO-332642-03	7/1/2025	7/1/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 5,000,000
B	**WORKERSCOMPENSATION AND EMPLOYERS'LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? Y/N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC840-0812515-2025A	7/1/2025	7/1/2026	X PER OTH- E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Inland Marine			UM00169661MA24A	12/15/2024	7/1/2026	Scheduled Limit Rented/Leased	$615,652 $200,000

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

When required by written contract, those parties listed in said contract, including the Certificate Holder, are added as Additional Insureds with respect to the General Liability, including ongoing and completed operations, Auto Liability, and Umbrella Liability as afforded by the policy and/or endorsements. When required by written contract, a Waiver of Subrogation is granted with respect to the General Liability, Auto Liability, Umbrella Liability and Workers Compensation policies.

CERTIFICATE HOLDER

For Information Purposes

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Pine Lake Services, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ P

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
12980 Tarpon Springs Rd

Requester's name and address (optional)

6 City, state, and ZIP code
Odessa, FL 33556

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
[ ][ ][ ] – [ ][ ] – [ ][ ][ ][ ]

or

Employer identification number
2 7 – 3 3 6 0 1 5 8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 10-2-2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Pine Lake Nursery & Landscape

Balance Sheet

As of September 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10030 ServisFirst Operating	126,387.24
10035 Seacoast Operating	3,301.28
10040 ServisFirst Payroll	2,036.27
10099 Petty Cash Drawer	1,006.86
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Total 19000 Goodwill	**572,285.28**
19300 Due To/ Due From PLS	67,337.16
19400 Loan Fees	93,589.91
Total OtherAssets	**$733,212.35**
TOTAL ASSETS	**$2,981,969.85**

Pine Lake Nursery & Landscape

Balance Sheet

As of September 30, 2025

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	637,228.71
Total Accounts Payable	**$637,228.71**
Credit Cards	
21000 ServisFirst Bank CC xx5190	9,223.49
21045 Chase Spears Card #0543	12.00
21050 Chase Credit Card x6164	11,894.68
Total Credit Cards	**$21,130.17**
Other Current Liabilities	
20065 Accrued Payroll	56,603.00
22900 Accrued Liability	9,500.00
22950 Accrued Interest	899.69
22975 Current Portion LTD	
22995 Current LTD	153,219.95
Total 22975 Current PortionLTD	**153,219.95**
Total Other Current Liabilities	**$220,222.64**
Total Current Liabilities	**$878,581.52**
Long-Term Liabilities	
22300 Lease Liability	
22350 Existing Lease Liability	392,712.73
Total 22300 Lease Liability	**392,712.73**
22400 Seacoast Term Loan	597,000.00
23200 Notes Payable	0.00
23205 NP - JD 3025 Tractor HE-2986	217.05
23207 NP - 2023 Isuzu NRR V-6257	52,360.10
23208 NP - JCB 505-20 Handler HE-4393	75,112.16
23220 NP - JD 333G Comp Loader HE-6758	4,472.57
23222 NP - GM Chevy 3500 V-7731	17,630.86
23224 NP - WEF Dump Trailer T-0263	8,104.02
23225 NP - WEF Trailer T-2549	1,424.62
23226 NP - WEF Big Tex T-7422	16,457.21
23227 NP - Baby Ox MSC-0011	4,156.12
23228 NP - Ford Finance V-5631	75,700.29
Total 23200 Notes Payable	**255,635.00**
23300 Less Current Portion LTD	-153,219.95
23400 Less Debt Issuance and OID	7,585.97
Total Long-TermLiabilities	**$1,099,713.75**
Total Liabilities	**$1,978,295.27**

Pine Lake Nursery & Landscape

Balance Sheet

As of September 30, 2025

	TOTAL
Equity	
30005 Retained Earnings	-2,695,718.97
30100 Capital Stock	500.00
30500 Shareholder Distribution	-15,119.08
Equity Allocated to PLS	-199,884.60
Pine Lake Equity Co	1,715,000.00
Shareholder Advances	1,903,804.12
Net Income	295,093.11
Total Equity	**$1,003,674.58**
TOTAL LIABILITIES AND EQUITY	**$2,981,969.85**

Staffing Approach - Key Personnel & Staffing Levels

PLS will ensure the Watergrass II CDD team is fully staffed at all times. Our management team has a combined 150 years of landscape and irrigation maintenance experience, giving us the capability to handle unique situations that may arise.

The following pages include the PLS organizational chart and resumes for the supervisory PLS staff. The resumes highlight relevant and similar property experience.

Proposed Staffing Levels:

Pine Lake Services will staff Watergrass II CDD with the following:

A 8 person crew per week that will include a Foreman, Lead man, and crew. In addition, there will be a production manager assigned to this property full time.

2 person irrigation crew performing a complete monthly wet check inspection and repairs.

2 person horticulture team to perform monthly applications, inspections and spot treatments.

Enhancement Teams can be dispatched to perform installs of flowers and mulch or small projects.

A dedicated Account Manager who will be your single point of contact for all of your needs and concerns.

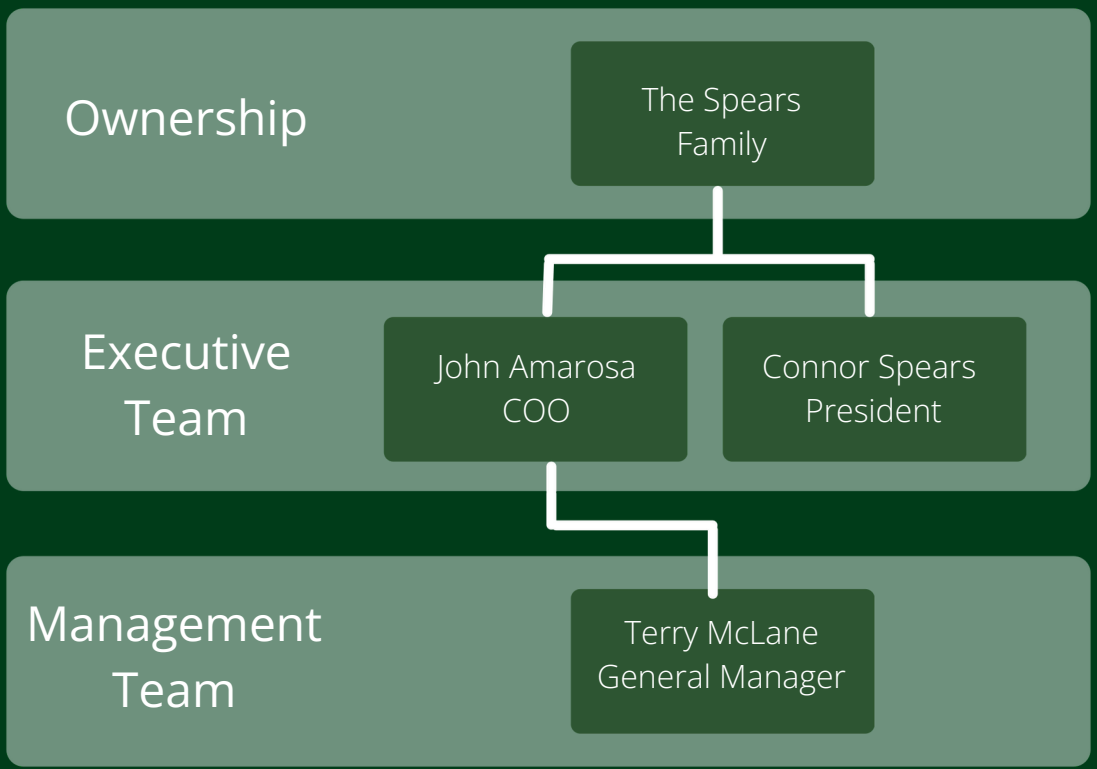
Emergency Numbers:

If an emergency arises during Pine Lake's contracted period within Watergrass II CDD and your account manager is unavailable, our management team will always be available to assist.

John Amarosa, COO (727) 243-2852
Terry McLane, General Manager (727) 423-7664
Jeff Cane, Account Manager (813) 504-5807

PINE LAKE SERVICES

Executive Leadership



PINE LAKE SERVICES

Watergrass II CDD Staffing

Maintenance Manager
- Epi Carvajal — Account Manager
- Terry McLane — General Manager

Dedicated Staff
- Experienced Foreman
- Mowing & Detail Crews

Ancillary Teams
- Tree Care Teams
- Fertilizer & Pest Control Technician
- Enhancement Teams

JOHN AMAROSA

COO

30
YEARS EXPERIENCE

EDUCATION

University of South Florida B.A. Criminology

Associations

Vice President *of FNGLA*
BOMA
BMI
CAI

CERTIFICATIONS

State of Florida CPCO
GI-BMP Certified in Florida
BMP Certified in Pinellas & Manatee
OSHA 30
UF Palm School Graduate
State of Florida Aquatics Management Certified

DUTIES & RESPONSIBILITIES

Mr. Amarosa organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. John will ensure client satisfaction while working with the executive leadership team.

PROJECT EXPERIENCE

- *Oversaw landscape operations on the following properties:*
- *City of Tampa Parks*
- *Long Leaf CDD*
- *Concord Station CDD*
- *Oakstead CDD*
- *Highlands CDD*
- *Highland Park CDD*
- *Sterling Hill CDD*
- *Forest Brooke CDD*
- *Waterchase CDD*
- *Lakewood Ranch CDD 1, 2, 3, 5 and 6*
- *South Fork 3 CDD*
- *Carlton Lakes CDD*
- *The Groves CDD*
- *RIverbend West CDD*
- *Harrison Ranch CDD*
- *KBAR Ranch II CDD*

Plus a multitude of extremely large HOA's and High Profile Sites including:

- *Innisbrook Resort*
- *Several Esplanade properties with Taylor Morrison*
- *Several Del Web by Pulte Properties*
- *All BayCare Hospital Facilities*
- *All Moffitt Cancer Center Campuses*
- *Several HCA Hospitals*
- *Encore at Fishhawk*
- *Kings Point HOA*
- *Trinity HOA*
- *Champions Club HOA*
- *Cobb's Landing HOA*
- *East Lake Woodlands HOA*
- *Villa Rosa HOA*
- *Connerton HOA*
- *Wellington HOA*
- *Saddlebrook HOA*
- *HCA Hospitals*

TERRY MCLANE

General Manager

32
YEARS EXPERIENCE

EDUCATION

Tampa Bay Area Graduate

CERTIFICATIONS

State Of Florida Pest Control
GI-BMP Certified in Florida
OSHA 30

DUTIES & RESPONSIBILITIES

Mr. McLane organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. Terry will ensure client satisfaction while working with the Operational Leadership team.

PROJECT EXPERIENCE

Oversaw landscape operations on the following properties:

- *Concord Station CDD*
- *Oakstead CDD*
- *Highlands CDD*
- *Highland Park CDD*
- *Sterling Hill CDD*
- *Waterchase CDD*
- *Carlton Lakes CDD*
- *The Groves CDD*
- *Asturia CDD*
- *Bexley Ranch CDD*
- *Connerton West CDD*
- *Riverbend West CDD*
- *KBAR Ranch II CDD*
- *Tampa Bay Golf & Country Club*

Plus a multitude of extremely large HOA's and High Profile Sites including:

- *Innisbrook Resort*
- *Several Esplanade properties with Taylor Morrison*
- *Several Del Web by Pulte Properties*
- *Several BayCare Hospital Facilities*
- *All Moffitt Cancer Center Campuses*
- *Saddlebrook HOA*
- *Trinity HOA*
- *Champions Club HOA*
- *Tampa Bay Golf and Country Club*
- *Villa Rosa HOA*
- *Wellington HOA*
- *Cheval HOA*
- *Epperson Ranch HOA and Lagoon*
- *Estancia HOA*
- *East Lake Woodlands HOA*

Jeff Cane

9 YEARS EXPERIENCE

CERTIFICATIONS

OSHA 10

DUTIES & RESPONSIBILITIES

Jeff has a total of 8 years experience within the landscape industry ranging from private residential to high end commercial. He started landscape in Ohio and has 4 years experience within the industry in Florida. He started in horticulture and has worked closely with all realms of the industry to round out his knowledge. Jeff strives to provide tailored landscape solutions to his clients so they can have a sense of pride in the places they work and live.

PROJECT EXPERIENCE

Waterset (Apollo Beach)
Feil Group
Harrod Properties Portfolio
JLL Properties
Volanti By Mattamy
Whispering Pines by Pulte
Beacons at Epperson
Caldera CDD
Mirada Villas HOA

Watergrass II CDD

PINE LAKE SERVICES

Experience

Pine Lake Services (PLS) focuses on clear and consistent communication with Board Supervisors and Property Managers in every community we serve. This helps us make sure each property gets the care it needs.

We've built strong, long-term relationships with property management companies, and we're proud of the many positive references and recommendation letters we've received. These show our commitment to reliable service and lasting partnerships.

Our team performs regular inspections to keep properties looking their best and meeting the needs of each community. We also bring new ideas to improve the appearance and value of every property we maintain.

The images included show some of the properties we currently care for, highlighting our attention to detail and quality work. With approval from Watergrass II CDD management, we can also suggest updates or improvements to help the community grow and improve over time.

PINE LAKE SERVICES

References

Riverbend West- Inframark- Ongoing began 10/1/2022

Dollar Amount: $255,000
Point of Contact: *Kristee Cole*
Phone Number: 813 382 7355
Address: 2005 Pan Am Cir Ste 300, Tampa, FL 33607

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to Watergrass II CDD, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

Carlton Lakes Community-Inframark- Ongoing began 7/1/2021

Dollar Amount: $585,000
Point of Contact: *Jennifer Goldyn*
Phone Number: 813.873.7300
Address: 2005 Pan Am Cir Ste 300, Tampa, FL 33607

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Carlton Lakes. The scope is similar to Watergrass II CDD including Turf and Pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

PINE LAKE SERVICES

Lakeside Community- Rizzetta- Ongoing began 8/1/2023

Dollar Amount: $528,000
Point of Contact: *Amy Brodeen*
Phone Number: 813.994.1001
Address: 5844 Old Pasco Rd Ste 100 Wesley Chapel

Scope of Work: PLS is responsible for the Landscape Maintenance at Lakeside CDD. The scope is similar to Watergrass II CDD including Turf and pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

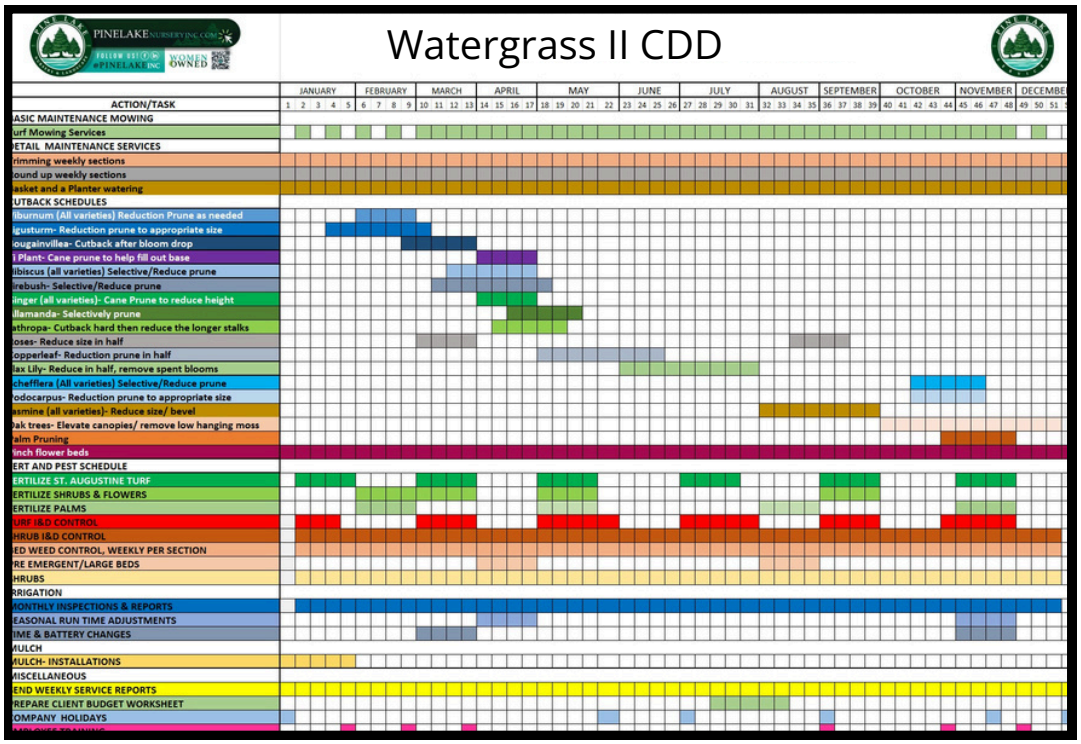
K-Bar Ranch II Community- Rizzetta-Ongoing began 5/1/2023

Dollar Amount: $700,000
Point of Contact: *Amy Brodeen*
Phone Number: 813.994.1001
Address: 5844 Old Pasco Rd Ste 100 Wesley Chapel

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at K-Bar Ranch II. The scope is similar to Watergrass II CDD including Turf and Pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

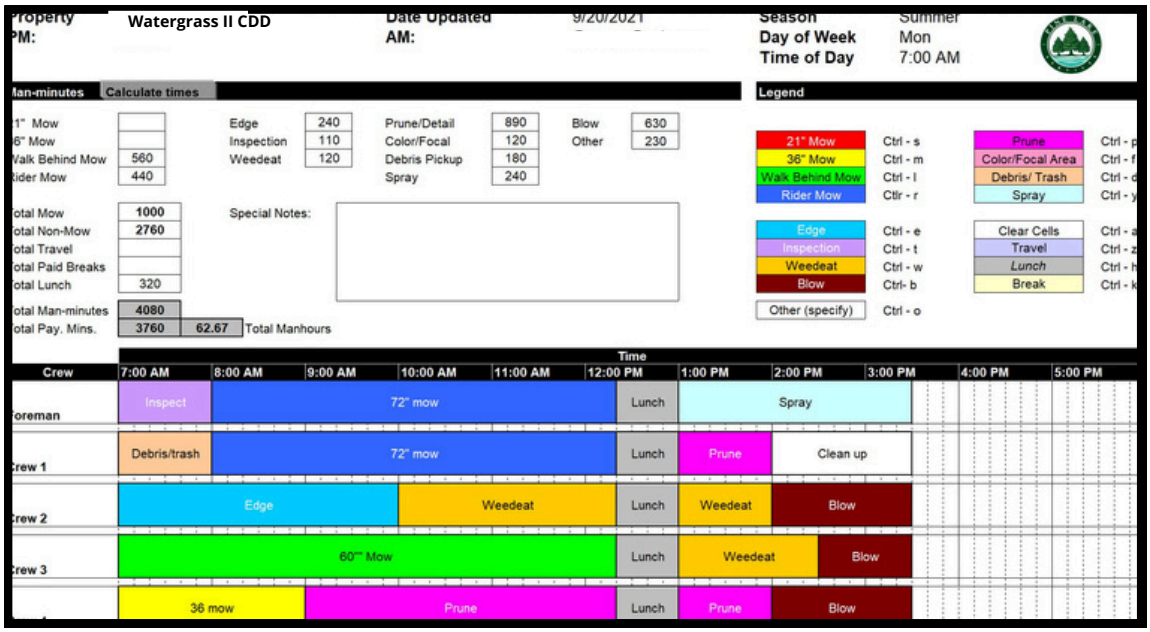
PINE LAKE SERVICES

Annual Operations Calendar



**Sample to be reviewed and agreed upon at contract start*

Daily Gantt Chart



**We will coordinate with the Property Manager to develop all daily/weekly Gantt charts once the job is awarded.*

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

EXTERIOR LANDSCAPE MAINTENANCE SPECIFICATIONS & CONTRACT

EXTERIOR LANDSCAPE MAINTENANCE
SPECIFICATIONS & CONTRACT

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Owner:

WATERGRASS II
COMMUNITY DEVELOPMENT DISTRICT

Management Company:

INFRAMARK

OLM, INC.
ORNAMENTAL LANDSCAPE MANAGEMENT
KENNESAW, GA

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Kennesaw, GA

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BID PACKAGE

EXTERIOR LANDSCAPE MAINTENANCE

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REQUEST FOR PROPOSAL

EXTERIOR LANDSCAPE MAINTENANCE

1.1 Introduction

This Request for Proposal (thereinafter "RFP") is issued by WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT (hereinafter collectively "DISTRICT") to solicit competitive proposals for Exterior Landscape Maintenance of WATERGRASS II in WESLEY CHAPEL, FL (hereinafter "Proposals") from qualified persons, firms, or corporations (hereinafter "Bidders").

The RFP includes complete Bidder's instructions, a detailed scope of work, proposal bid forms and the Exterior Landscape Maintenance Service Agreement (hereinafter "Service Agreement").

1.2 Service Agreement Term

Owner and the selected Landscape Maintenance Contractor ("Contractor") will execute a Service Agreement for a term of three (3) years. Upon expiration or termination of any existing contract for landscape maintenance services, Contractor shall perform the services on a month-to-month basis until either Party has provided the other Party written notice of its election to renew or terminate the Service Agreement.

1.3 Bidder Instructions

If a Bidder to whom a Contract is awarded forfeits and fails to execute the Service Agreement within 30 days after first receiving written notification of the award, the Contract award may be annulled at the Owner's option. If the award is annulled, Owner may, at its sole discretion, award the Contract to the next lowest responsible and responsive Bidder for the Work, re-advertise the Work, perform the Work by day, or through in-house operations.

This RFP does not guarantee that a Service Agreement will be awarded. Owner reserves the exclusive right to reject any or all Proposals, in whole or in part, that it deems to be in the best interest of the Owner, and to waive any formalities or technicalities in any Proposal received. Owner reserves the right to request modification or supplementation of any or all Proposals.

Owner does not represent that it intends to accept the lowest price bid; award will be made to the lowest price Bidder that Owner deems to be responsible and responsive based on all information provided pursuant to this RFP. The Owner reserves the right to award by items, groups of items, or total bid. Proposals may be held by the Owner for a period not to exceed 90 days from the date of submittal for the purposes of reviewing the Proposals and investigating the qualifications of the Bidders, prior to executing the Service Agreement.

1.4 Proposal Preparation

This RFP includes a complete set of Proposal Bid Forms (see Exhibit "B" of the Service Agreement) which are for the convenience of the Bidders and are to be filled out and executed completely. Failure to supply any requested information may result in disqualification. District reserves the right to request additional information if clarification is needed. **Any and all questions relative to this project shall be directed in writing, by e-mail only, to Jennifer Goldyn at jennifer.goldyn@inframark.com, no later than NOVEMBER 3, 2025, at 2:00 p.m. (EST).**

1.5 Proposal Delivery

The Project Manual will be available VIA EMAIL REPLY to interested Contractors beginning **OCTOBER 10, 2025 at 12:00 pm** (EST). The project manual will be available electronically from **jennifer.goldyn@inframark.com,** and a paper copy of the manual can be reviewed at the Watergrass II Clubhouse located at 32711 Windlestraw Drive, Wesley Chapel, FL 33545. The District Manager shall be the contact person with regard to the Project Manual. **Jennifer Goldyn** can be reached by email at **jennifer.goldyn@inframark.com**

All Proposals are CONFIDENTIAL. One (1) hard copies containing the Proposal Forms should be submitted in a sealed opaque envelope which states on the outside: "SEALED PROPOSAL FOR THE EXTERIOR LANDSCAPE MAINTENANCE OF WATERGRASS II" to the address listed below no later than **1:30pm on NOVEMBER 10, 2025,** (the "Proposal Delivery Date"), at which time all Proposals shall be publicly opened.

One (1) electronic (e-mailed) copy of the Proposal Forms should be e-mailed to the e-mail address listed below not before **2:00 pm on NOVEMBER 10,2025,** and no later than **3:00 pm on NOVEMBER 10, 2025,** (the "Proposal Delivery Date"). Please submit proposals to:

Watergrass II CDD
32711 Windlestraw Drive, Wesley Chapel, FL 33545
Attn: Jennifer Goldyn
jennifer.goldyn@inframark.com

A copy of all completed Proposal Bid Forms, Marketing Information, Vendor Qualification Statement and Addenda shall be submitted. No Proposals can be communicated by Bidders verbally. No Proposals will be accepted after the above stated time. Submission extensions will not be allowed unless expressly stated in writing by the Consultant and/or Management Company prior to opening date and time.

1.6 Opening Proposals

All proposals received prior to the Proposal Delivery Date will be securely kept until the time and date stated above for opening the proposals at which time all proposals will be publicly opened at the above referenced location.

1.7 Interpretation and Addenda

No oral interpretations will be made to any Bidder as to the meaning of the Service Description and Specifications (see Service Agreement – Exhibit "A"). Interpretations, if made, will be written in the form of an addendum and sent to all Bidders on the bid list.

1.8 Examination of the Site

A **mandatory** pre-bid meeting will be held on **MONDAY, OCTOBER 20, 2025,** at **10:00am. in the Watergrass CDD Clubhouse, 32711 Windelstraw Drive, Wesley Chapel, FL 33543**

Each Bidder is assumed to have visited the areas where work is to be performed under the Service Agreement and thoroughly familiarized itself with all conditions pertinent to the Service Agreement in total as is indicated in the Service Description and Specifications (see Service Agreement – Exhibit "A"). No additional compensation nor relief from any obligation of the Service Agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, condition of the irrigation system, any obstructions, drainage conditions and the actual grades.

1.9 Insurability and Bondability

Each Bidder shall supply with its proposal, evidence of insurability and/or bondability commensurate with the requirements specified in the Service Agreement (see Article Three – Warranties, Liabilities, Indemnities, and Insurance).

1.10 Proposal Duration

The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the Proposal Delivery Date. During this time, all provisions of the Proposal must be in effect, including prices.

1.11 Pricing Instructions

Bidders must complete all sections of the "Summary Bid Form" and "Itemized Bid Forms" (see Service Agreement – Exhibit "B"), including signature, name, and address details. Line-item prices should include all charges such as incidental costs, taxes, insurance, overhead, and profit. While individual line item pricing is not required, sub-headings should be subtotaled, with a Grand Total that includes irrigation.

1.12 Substitutions

Bidders will not be allowed to make any substitution(s) in materials, quantities or frequencies during the bid process. Bidders shall complete the Summary Bid Form and Itemized Bid Forms (see Service Agreement – Exhibit "B") using the quantities identified.

1.13 Price Guarantee

Contractor agrees that its pricing to the Owner shall not increase throughout the term of this Service Agreement.

1.14 Contractor Resume

Each Bidder shall submit with its proposal a complete resume of experience and qualifications. The information shall include at least the following: years the Bidder's company has been in business, customer references for comparable jobs, their completed size and approximate dollar value. Please note that marketing materials should be in portable document format (.pdf) format to facilitate email transmission. Keep attachments as concise as feasible.

1.15 Signature and Legibility

The name, address and signature of the Bidder and the price information shall be clearly and legibly written on the Summary Bid Forms and Itemized Bid Forms (see Service Agreement – Exhibit "B"). Bidder's Proposal shall be signed by a person legally authorized to bind the Bidder to a contract.

1.16 Inspection of Contractor's Facilities

Owner may, upon selecting a Contractor for this Work, within 10 days send his representative(s) to visit the Contractor's facilities before executing a Service Agreement.

1.17 Material Quantities

It is the Contractor's responsibility to confirm all material quantities.

1.18 Maintenance Personnel Uniforms

All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. Contractor shall have a reasonable time within which to obtain uniforms for new employees. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted.

1.19 Maintenance Personnel Behavior

No smoking in or around the building(s) will be permitted. Rudeness or discourteous acts by Contractor employees towards tenants, guest, management, etc will not be tolerated. No Contractor solicitation of any kind is permitted on property. Contractor may be asked to park in designated areas.

1.20 Safety

Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's Work under this agreement, utilizing safety equipment such as bright vests, signage, traffic cones, etc.

[The remainder of this page is left intentionally blank.]

EXTERIOR LANDSCAPE MAINTENANCE SERVICE AGREEMENT

This Service Agreement is made and entered into this _____ day of_____, 2025, by and between the Owner, PROPERTY OWNER (referred to herein as "Owner" and "WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT ") located at 32711 Windelstraw Drive, Wesley Chapel, FL 33545

and

_____ ("Contractor") located at _____ being collectively referred to as the "Parties". Owner's property to be maintained by Contractor is located in _____.

ARTICLE ONE – STATEMENT OF INTENT

Contractor is hereby made aware that the Owner, DISTRICT MANAGER NAME ("District Manager") and the Landscape Maintenance Consultants, OLM, INC., ("Consultant") anticipate that the landscape maintenance at this site shall be of the very highest quality. All work to be performed (the "Work") within the scope of the Specifications (defined below) shall be strictly managed, executed, and performed by experienced personnel.

ARTICLE TWO – SCOPE OF WORK

The Landscape Maintenance Services (as defined in the Service Agreement – Exhibit "A", "Service Description and Specifications", hereinafter referred to as the "Specifications") will be performed by the Contractor. These Specifications include the complete care and guarantee, as defined within the Specifications of all planted trees, plants, groundcovers, and lawn areas within the limits of the Work area of WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT , in Wesley Chapel , Florida.

Contractor shall provide all materials, equipment, and labor required and/or inferred to perform all tasks identified to the Specifications and frequencies described in Exhibit "A".

Owner and/or District Manager reserves the right to modify the scope of Work, i.e., the quantity or type of materials used, the frequency of performance, etc.

ARTICLE THREE – WARRANTIES, LIABILITIES, INDEMNITIES, and INSURANCE

3.1 Warranties

Contractor warrants that Work performed and all goods delivered under this Service Agreement, shall be free from any defects in workmanship and material, and shall conform strictly to these Specifications. Contractor further warrants that all Work shall be performed using Contractor's best efforts and shall be in conformance with industry standards for workmanship.

Contractor shall replace, at Contractor's expense, all plant material which, in the opinion

of the Consultant and/or Owner and/or District Manager, fails to maintain a healthy, vigorous condition as a result of failure to perform the Work specified herein.
By executing this Service Agreement, Contractor represents that he has examined carefully all of the contract documents acquainted with the premises where the Work is to be performed and all conditions relevant to the Work, and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the Work. Contractor acknowledges that the contract documents are sufficient for the proper and complete execution of the Work.

3.2 Liabilities

It is the responsibility of the Contractor to notify the Owner and/or District Manager in writing of any conditions beyond the control of the Contractor or scope of Work of these Specifications which may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to the following:

a. Vandalism and/or other abuse of the property, which results in damage to the plant material.

b. Areas of the site that continually hold water.

c. Areas of the site that are consistently too dry.

Contractor shall list any such items on the Weekly Maintenance Worksheet (Service Agreement – Exhibit "D") along with recommend solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for the repair of such items.

3.3 Indemnification and Safety

Indemnification/Hold Harmless. Contractor assumes liability for and shall hereby indemnify, defend and save Owner, District Manager, and Consultant (as well as all of their agents, employees, officers, directors, Supervisors, successors and assigns) harmless from any and all expenses, costs, claims, actions, damages, losses and liabilities of every kind (including, but not limited to, consequential and punitive damages, costs and attorneys' fees irrespective of the theory upon which based (including, but not limited to, negligence and strict liability) arising in any manner whatsoever from or out of Contractor's presence at the Site for any purpose, (including, but not limited to, performing Work under this Agreement whether by Contractor or its subcontractors, agents, invitees, employees, officers, directors, successors and assigns) and arising out of the Site or the condition, operation ownership, selection, transportation, loading, unloading, security, leasing or return of any equipment or individuals with respect to the above services regardless of where, how and by whom used or operated and including, without limitation, injury to property or person (including death).

Contractor further indemnifies and holds Owner, District Manager, and Consultant harmless from and against all expenses, costs, claims, actions, damages, losses and

liabilities of every kind (including, but not limited to, consequential and punitive damages, costs and attorneys' fees) for damages and injury to persons (including death) or property caused in whole or in part by any act, omission, negligence, willful or criminal misconduct, or fault of Contractor (its subcontractor, agents, invitees, employees, officers, directors, successors and assigns). In defense of all such claims, actions, damages, losses and liabilities, the Owner, District Manager, and Consultant shall each have the absolute right to select legal counsel of their own choice and Contractor shall be responsible for payment of all reasonable attorneys' fees incurred by or on behalf of the Owner, District Manager, or Consultant in each such case. Contractor's obligation to indemnify and defend Owner, District Manager, and Consultant hereunder is absolute, including instances where Owner, District Manager, and Consultant are found potentially liable, responsible or at fault and in those instances where Owner, District Manager, and Consultant's own negligence or actions may have caused the damage or injury in part. Notwithstanding the above, Contractor shall not be required to indemnify and defend Owner, District Manager, and Consultant for damages found by a Court to have been caused solely by Owner, District Manager, or Consultant's gross negligence or the willful, wanton or intentional misconduct of Owner, District Manager, and Consultant or their employees, officers, directors, successors and assigns. The provisions of this Section shall survive the expiration or earlier termination of this Service Agreement.

No Construction Contract. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended) and that said statutory provision does not govern, restrict or control this Agreement.

Mechanics and Construction Liens. Contractor waives the right to file mechanics and construction liens, and will indemnify, defend and save harmless Owner, District Manager, and Consultant against all claims or liens filed by Contractor, its subcontractors, laborers or material suppliers.

Safety. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Service Agreement. Contractor shall comply with all applicable standards, rules, or regulations of the Occupational Safety and Health Administration ("OSHA"). Contractor shall take precautions at all times to protect any persons and property related or affected by Contractor's Work under this Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work under this Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

3.4 Insurance

a. Contractor shall provide and maintain during the life of this Service Agreement, "Workmen's Compensation Insurance" for all of its employees performing the work and in case work under this Service Agreement is sublet, the Contractor shall require

any subcontractor similarly to provide "Workmen's Compensation Insurance" for all of its employees unless said subcontractor employees are covered by the protection afforded by the Contractor. In case any class of employees who are engaged in hazardous work performed under this Service Agreement are not protected under the "Workmen's Compensation" Statute, the Contractor shall provide and shall cause each subcontractor to provide adequate coverage for the protection of its employees not otherwise protected.

b. Contractor shall provide and maintain during the life of this Service Agreement, insurance that will protect the Contractor and any subcontractor performing the Work under the Service Agreement from claims for damages or personal injury, including accidental death, as well as from claims for property damages which may arise from Work performed, whether such operations be by the Contractor or by any subcontractor or by anyone directly or indirectly employed by any of them.

During the life of this Service Agreement, Contractor shall at all times maintain insurance policies and coverage as required by this Section, and promptly pay all premiums due thereon. At the time of execution of this Service Agreement, the Contractor shall deliver to the Owner and District Manager certificates of insurance setting forth the required coverages from companies acceptable to the Owner and District Manager. The certificates shall contain a provision that the coverage afforded under the policies will not be canceled or materially changed without 30 days prior written notice to the Owner and District Manager.

Insurance shall be provided with a per occurrence limit of $2,000,000 in each of three policies as follows:

1. Comprehensive General Liability Insurance, including products and completed operations. The Owner, District Manager, individual Supervisors, and Consultant shall be named as additional insured.

2. Comprehensive Auto Liability Insurance. The Owner, District Manager, and individual Supervisors shall be named as an additional insured.

3. Contractual Liability Insurance. The Owner, District Manager, and individual Supervisors shall be named as additional insured.

c. All such insurance shall be obtained from companies listed and authorized to do business in the field of insurance in the State of Florida with an A.M. Best rating of at least A- and acceptable to Owner. Insurance provided by out-of-state re-insurers shall not be acceptable.

ARTICLE FOUR – PAYMENT

Subject to the conditions set forth in this Article, payments by Owner to Contractor for the Work performed pursuant to this Service Agreement shall be paid in the following annual amounts:

Category A - Landscape Maintenance Total	$_____
Category B - Seasonal Color/Perennial Maintenance Total	$_____
Category C - Seasonal Plant Installation Total	$_____
Category D - Mulch Total	$_____
FIRST YEAR TOTAL CONTRACT PRICE	$_____

4.1 Payment for Landscape Maintenance (Category A) and Seasonal Color/Perennial Maintenance (Category B) from the Summary Bid Form attached hereto as Exhibit "B" (collectively, the "Landscape Maintenance Payment") will be based on 12 equal monthly payments.

4.2 Contractor shall submit to the District Manager a monthly invoice for the Landscape Maintenance Payment, together with a detailed statement of all services rendered to the Owner by the Contractor in the preceding month. Within 30 days after receipt of said invoice and statement, the Owner shall remit to the Contractor seventy-five percent (75%) of the Landscape Maintenance Payment, or $_____ (the "Base Payment").

4.3 In addition to the Base Payment portion of the Landscape Maintenance Payment, Contractor may also be entitled to receive a monthly *Performance Payment*™ of twenty-five percent (25%) of the Landscape Maintenance Payment, or $_____ (the "*Performance Payment*™"). The amount of a *Performance Payment*™, if any, shall be determined as follows: Consultant, Owner or District Manager, and Contractor shall conduct an inspection of the Work performed by the Contractor once per month, and the Consultant shall prepare a Landscape Maintenance Inspection Grade Sheet (see Service Agreement – Exhibit "C") based on each inspection. Based upon the *Performance Payment*™ percentage (described in Article 8.4 "Grade Evaluation/Scoring") for a month, the Contractor may be entitled to a *Performance Payment*™ based on a minimum score of 87%.

4.4 Any *Performance Payment*™ due for a month shall be paid concurrent with the Base Payment Fixed Amount for said month. Consultant will be responsible for scheduling the monthly inspections. Consultant must be given at least 14 days' notice to reschedule. All inspections will proceed as scheduled with or without the attendance of the Contractor.

4.5 *Performance Payment*™ is determined by a passing score as determined by the Consultant's monthly landscape maintenance inspection. If Consultant does not perform the monthly landscape maintenance inspection, the Contractor will be entitled to receive the full Landscape Maintenance Payment for that month.

4.6 Payment for Seasonal Color/Perennial Installation and Mulching, Categories C and D from the Proposal Forms, will be invoiced as the Work is completed and approved by Consultant and/or District Manager on behalf of the Owner.

ARTICLE FIVE – TERMINATION

5.1 Owner may terminate this Service Agreement with 30 days' written notice, at any time prior to the expiration of any term, with or without cause, at Owner's sole and absolute discretion. The written notice must be transmitted to the Contractor by Certified Mail or hand delivery. The 30-day notice shall commence on the day of actual receipt of said written notice by Contractor.

5.2 Contractor may terminate the Service Agreement with 60 days' written notice with or without cause. Termination notice must be sent to and received by the Owner and/or District Manager by Certified Mail. The 60-day notice shall commence on the day of actual receipt of said written notice by Owner and/or District Manager via Certified Mail or hand delivery.

5.3 The table below is to be used in determining the actual dollar amounts owed to either the Owner/District Manager or Contractor in the event the Service Agreement is terminated before the end of a twelve-month period (assuming a leveled billing system). The percentages apply only to Categories A and B from the Summary Bid Form (Exhibit "B") and are representative of the dollar amount of the actual work performed. To determine this dollar amount, add each month's percentage between the Service Agreement start date and termination date. Multiply this percentage by the A and B total to determine the amount of actual Work done. The difference between this total, compared to the amount actually paid [1/12 x (A+B)], is the amount owed to either the Owner and/or District Manager or the Contractor.

Mth	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
%	5	6	7	10	10	10	10	10	10	10	7	5

Example:

Category A plus Category B from the Service Agreement Summary Bid Form is $12,000.00. The Service Agreement start date is January 1. The termination date is July 31. The total of the percentages = 58%. 58% x $12,000 = $6,960.00, which represents the actual work done. The actual amount paid was $1,000.00/month x 7 months = $7,000.00. Because the actual amount of Work done is less than the actual amount paid, the Contractor owes the Owner and/or District Manager $40.00.

ARTICLE SIX – SCHEDULING

6.1 Timing

Scheduling of maintenance visits will be determined by the Owner and/or District Manager. Owner and/or District Manager shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled.

Owner and/or District Manager may at any time request alterations to the general maintenance service provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials or labor.

ARTICLE SEVEN – BILLING/ADDITIONAL WORK REQUEST

7.1 Billing

It is the Contractor's responsibility to inspect and manage the need for the specified items and frequency of the specified items in Exhibit "B". It is also the responsibility of the Contractor to notify the Consultant/Owner and/or District Manager (see Article 4.2) of items performed to ensure they do not exceed the frequencies specified on the Category A and B (Maintenance Itemized Bid Forms – Exhibit "B").

Labor unit prices, including a per supervised man-hour cost and a per labor hour cost, shall be provided for any proposed Contractor work outside the Service Agreement scope that the Owner and/or District Manager requests. Any such Work must be approved in writing by the Owner and/or District Manager before it is begun by the Contractor. When any extra Work is performed and the Owner and/or District Manager deems such work entitles compensation beyond the monthly price of maintenance, the Contractor will complete an additional work request showing:

a. The number of workmen, their title, and the number of man-hours required to perform the Work.
b. A brief description of the nature of the Work, a list of materials used, along with an estimate of total cost to complete Work.
c. All possible associated future costs, i.e., mulch, additional irrigation heads.

ARTICLE EIGHT – LANDSCAPE MAINTENANCE INSPECTIONS

8.1 Weekly Inspections

Contractor is responsible for a weekly inspection of the entire property and for the performance of all items required and referred to in these Specifications.

8.2 **Weekly Maintenance Worksheet**

Contractor is also responsible for notifying the Owner and/or District Manager and the Consultant through the Weekly Maintenance Worksheet (Exhibit "D") of any problems. This worksheet should be submitted to the property representative by close of business on the service week of the maintenance visit(s). These forms are very important in protecting Owner and/or District Manager and Contractor when discrepancies occur. Contractor may use its own formatted worksheet form upon approval of the Owner and/or District Manager and/or Consultant. Any items not called to the attention of the Owner and/or District Manager and Consultant that result in any damage to the property will become the liability of the Contractor.

8.3 **Monthly Landscape Maintenance Inspection**

Owner and/or District Manager and Consultant will perform a monthly site inspection with the Contractor. At that time, the Consultant will compile a list of landscape related items that should be performed before the next site inspection. OLM, INC. will be responsible for scheduling the monthly inspections. OLM, INC. must have no less than a 14-day notice if there is a need to reschedule. All scheduled inspections will proceed with or without the attendance of the Contractor.

8.4 **Grade Evaluation/Scoring**

Consultant will be responsible for the graded evaluation of the property. The final grade evaluation will be determined by the timely and quality execution of the Contractor's landscape maintenance functions. The Contractor's monthly *Performance Payment*™ will be determined by the final score, based on the form labeled Sample Landscape Maintenance Inspection Grade sheet (Exhibit "C"). The minimum passing score is Eighty-seven percent (87%). Each item listed on the Inspection Form has a specific amount of points from which deductions may be made for the improper execution of each landscape-related task. Items are not scored if the Work is being performed to industry standards.

ARTICLE NINE – COMPLIANCE WITH LAWS

Contractor shall, at its own expense, obtain all necessary permits and licenses required by any federal, state, county or local codes, laws, ordinances and regulations. Contractor will comply with all applicable state, federal, county and local laws, orders and judicial decisions, including, but not limited to matters regarding occupational health and safety.

ARTICLE TEN – MISCELLANEOUS

This Service Agreement, together with all Exhibits, shall supersede any and all agreements, both oral and written, between the Parties with respect to the rendering of services by the Contractor for the Owner and/or District Manager.

The invalidity in whole or in part of any provision of this Service Agreement shall not affect the

validity of any other provision.

The rights and remedies of the Parties shall be cumulative and in addition to any other rights and remedies provided by law or equity. A waiver of a breach of any provision hereof shall not constitute a waiver of any other breach. This Service Agreement shall be governed and construed in accordance with the laws of the State of Florida.

No subsequent agreement concerning the service provided shall be effective unless made in writing and executed by authorized representatives of the Parties.

Notices shall be in writing, effective upon receipt, if mailed or faxed to:

Owner and District Manager c/o:
Company Name Inframark
Street Address 2005 Pan Am Circle, Suite 300
City, State Tampa, FL 33607
ATTN.: Jennifer Goldyn
Tel.: 813-652-2454
Email: jennifer.goldyn@inframark.com

Contractor:
Company Name
Street Address
City, State
ATTN.:
Tel.:
E-Mail:

The Exhibits and Schedules attached to this Service Agreement and made a part hereof are:

Exhibit "A" Service Description and Specifications
Exhibit "B" Summary and Itemized Bid Forms
Exhibit "C" Landscape Maintenance Inspection Gradesheet
Exhibit "D": Boundary Descriptions
Exhibit "E": Irrigation Controllers
Exhibit "F": Site Map
Exhibit "G": Landscape Contractor Qualification Statement
Exhibit "H": Evaluation Criteria

Any subcontractor utilized by Contractor shall be total responsibility of Contractor. All terms and conditions of this Service Agreement imposing responsibilities and obligations on Contractor shall apply to any and all subcontractors as if they were the responsible contractor. In the event suit is brought or an attorney is retained by either Party to enforce the terms of this Service Agreement, the prevailing Party shall be entitled to recover, in addition to any other remedy to which that Party may be entitled, reimbursement for reasonable attorney's fees.

The terms and provisions of this Service Agreement that by their sense and context are intended

to survive the performance thereof by the Parties shall survive the completion of performance and termination of this Service Agreement.

This Service Agreement shall not be assigned by the Contractor without prior written consent of the Owner and/or District Manager.

ARTICLE ELEVEN – SIGNATURES

Having carefully examined this Service Agreement, as well as the premises and the conditions affecting the Work outlined herein, the undersigned Contractor agrees to furnish all services, equipment, labor and materials called for in said documents. The term of this Service Agreement shall begin on _____ and expire on_____.

The parties hereto signing this Service Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Service Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Service Agreement as of the day and year first written above.

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
(OWNER)

By:_____

Name:_____

Title:_____

Date:_____

COMPANY NAME
(CONTRACTOR)

By:_____

Name:_____

Title:_____

Date:_____

EXHIBIT "A"

SERVICE DESCRIPTION AND SPECIFICATIONS

The indications for Line Items correspond to the Itemized Bid Forms – Exhibit "B" and are to be performed to the frequencies specified.

I. TURF MAINTENANCE

ST. AUGUSTINE TURF MAINTENANCE

A. Mowing

Turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one-third (1/3) of the grass blade is to be removed when cutting in accordance with frequency set forth herein. ***(Unit Price Line Item: St. Augustine Mow)***

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. ***(Unit Price Line Item: Edge Bedlines/Edge Hardlines)***

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting as necessary the pH to maintain healthy plants. ***(Unit Price Line Item: Turf Fertilization)***

D. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants

throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

E. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. ***(Line Item: Irrigation Management)***

F. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Turf Weed Control)***

G. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. ***(Unit Price Line Item: Monofilament Trim)***

HYBRID BERMUDA TURF MAINTENANCE

A. Hybrid Bermuda Mowing

Hybrid Bermuda turf shall be reel mowed and/or rotary mowed, at Consultant direction, to a height of one (1.0) to two and one-half (2.5) inches in accordance with frequency set forth herein. ***(Unit Price Line Item: Hybrid Bermuda Mow)***

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed

lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. ***(Unit Price Line Item: Edge Bedlines/Edge Hardlines)***

C. Overseeding

All turf areas shall be prepared and overseeded with 280# per acre of a Grade "A" quality Blue Tag Perennial Ryegrass. This seed shall be free of "Poa annua" and other noxious weed seeds. Overseeding will begin in November, with 90% germination of all areas by December 31. Reducing the height of turf prior to overseeding is acceptable. Contractor shall not change the above schedule, rates, or specifications without approval of District Manager. ***(Unit Price Line Item: Hybrid Bermuda Overseeding)***

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Unit Price Line Item: Turf Fertilization)***

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. ***(Line Item: Irrigation Management)***

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Turf Weed Control)***

H. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. ***(Unit Price Line Item: Monofilament Trim)***

BAHIA / LAKE SHORE TURF MAINTENANCE

A. Mowing

Non-Boulevard Bahia and Lake / Retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches. ***(Unit Price Line Item: Bahia Mow)***

B. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas.

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Bi-Annual turf fertility applications will occur in March and October.

III. SHRUB AND GROUNDCOVER MAINTENANCE

A. Shrub Pruning

All shrubs shall be pruned using a combination of hand pruning and has shears to

remove dead and/or damaged wood to allow for natural development of plant material and to create the effect intended by the Consultant and Owner and/or District Manager. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries. Deep hand pruning and/or structure pruning shall be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, and to promote interior growth and an aesthetically pleasing appearance. Removal of up to 50% of the height and foliage of plants or greater depending on the age and size of plant material, shall take place during these prunings. ***(Line Item: Shrub/Groundcover Pruning)***

B. Ornamental Grass Pruning

All Ornamental grasses shall be pruned to an approximate 12 to 18-inch height removing previous year's growth and drying and declining foliage. This pruning shall take place once plants begin to "shatter" or fall apart, approximately October. All pruning debris shall be removed from the site. ***(Line Item: Shrub/Groundcover Pruning)***

C. Groundcover Pruning

Groundcover shall be pruned as needed to maintain separation away from base of trees, shrub masses, and hardscapes. All pruning debris shall be removed from the site. ***(Line Item: Shrub/Groundcover Pruning)***

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Unit Price Line Item: Shrub Fertilization)***

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Fire ants shall be treated and mounds removed as needed. Contractor shall be responsible for removal of Fire ant mounds from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present

during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the Owner and/or District Manager in writing, and will be responsible for replacement of these items. In the event of automatic control interruption, the Contractor shall responsible for manual watering of any turf, shrub or groundcover areas, until automatic control is resumed. ***(Unit Price Line Item: Irrigation Management)***

G. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained to control and strive to eliminate weeds. ***(Line Item: Bed Weed Control)***

IV. TREE MAINTENANCE

A. Pruning

Contractor shall be responsible for maintaining all trees along boulevards, roadways, parks, activity areas, conservation areas, and all designated neighborhoods such that no branches/limbs will overhang on sidewalks and parking areas lower than 10 feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet, excluding palm trees. Trees located in natural area shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

Contractor will be responsible for pruning all ornamental trees. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth. ***(Unit Price Line Item: Tree Pruning)***

Palm Pruning

All palms shall be pruned and shaped as required, removing dead fronds and spent seedpods. Palms should not be severely pruned. All palms should be pruned at a 90-degree angle, no "carrot topping." Palms are to be thoroughly detailed with all fronds trimmed to lateral position and removal of all seed heads. When pruning Canary Island Date palms, all pruning equipment shall be sterilized prior to the pruning of each tree. Spikes are never to be used when climbing trees/palms. ***(Unit Price Line Item: Palm Pruning)***

B. Fertilization

Contractor shall be responsible for fertilizing all planted trees that have a caliper of eight (8) inches or less. Existing mature trees do not apply. Contractor is required

to notify District Manager and make recommendations, in writing, of all other trees that may need supplemental fertilization. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Unit Price Line Item: Tree Fertilization)***

Palms are to be fertilized using fertilizers especially formulated for palms. ***(Unit Price Line Item: Palm Fertilization)***

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem for all planted trees that have a caliper of eight (8) inches or less. All Palm species will be inspected for disease, including laboratory analysis, to confirm condition. Use of Palm Injections will be by Work Order on Request and Owner approval. ***(Unit Price Line Item: Insect/Disease Control)***

D. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated trees and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees/palms that were not reported to the Owner and District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any trees/palms unless plant material is under warranty. ***(Unit Price Line Item: Irrigation Management)***

E. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Consultant and/or Contractor. Trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review and approval. (***Unit Price Line Item: Tree Pruning***)

V. SEASONAL COLOR/PERENNIAL MAINTENANCE AND INSTALLATION

A. Seasonal Color Bed Preparation

Contractor shall be totally responsible for the soil make up within each flower bed. Amendments such as, but not limited to Peat Moss, sand, organic matter, fertilizers, and fungicides may be used to create a quality growing medium in order for the annuals to flourish. Beds shall be tilled to a depth of eight (8) to 14 inches with all amendments thoroughly incorporated into the soil mix.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a grade A quality seasonal color display. Contractor shall be

responsible for taking general and micronutrient tests of annual bed areas. Owner and/or District Manager and Consultant shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified on the report.

Bed areas shall be formed to create a moderate crown. Contractor shall remove rocks and debris, and trench all sides of beds that face curb or turf at a depth of three (3) inches before final mulching.

B. Seasonal Color Installation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas based on the existing beds on the property at the time of bid submittal and on the plant spacing as specified. Contractor shall be responsible for planting the specified size and quantity of plant material using designs pre-approved by the Owner and/or District Manager.

C. Seasonal Color Replacement

Contractor shall be responsible for replacing any seasonal color plants that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the Owner and/or District Manager and Consultant.

D. Mulching

Bed areas shall have one-fourth (1/4) inch of finely ground mulch at all times, not allowing bare soil areas to be visible.

E. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also to maintain a consistent uniform mass. ***(Unit Price Line Item: Deadheading & Pruning)***

F. Fertilization

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

G. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

H. Watering

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

Contractor shall not be responsible for the manual watering of any plant material unless plant material is under warranty. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established. ***(Unit Price Line Item: Watering)***

I. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Bed Weed Control)***

J. Perennial Maintenance

Perennials such as but not limited to Daylilies, Rudbeckia, Sedum, Iris, Daffodils, Lantana, etc. shall be pruned removing all spent blooms, flower stalks, and dormant and declining foliage. The timing of this pruning may be seasonal, Owner and/or District Manager and/or Consultant request, or for the aesthetic improvement of the landscape. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included. ***(Line Item: Deadheading and Pruning)***

VI. MULCHING FOR TREE AND SHRUB BED AREAS

CONTRACTORS ARE NOT TO BID FOR MULCH SERVICES

A. Mulch

Contractor will be responsible for pricing complete application(s) of Pine Bark Nugget or Chocolate Dyed Wood Chip Mulch which will occur at the District Manager's discretion. Mulch is to be spread at a depth of one and one-half (1.5") inches such that none of the old or previously laid mulch is visible.

Contractor shall be responsible for weekly raking and grooming of mulch areas within beds and all playgrounds.

Contractor shall be responsible for removal of mulch from paved surfaces, curbs, and sidewalks. Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the bid process. Contractor is responsible for spot mulching of any bare soil areas that have resulted due to underestimation of mulch or landscape maintenance performance, i.e., mower damage around bedlines, etc.

Contractor shall be responsible for installing mulch as needed in playgrounds. Owner shall be responsible for supplying mulch needed for playgrounds only.

Contractor shall provide a sample of mulch prior to installation and must have written approval prior to beginning work. ***(Unit Price Line Item: Mulch)***

B. Trenching

Bedline edges shall be trenched and beveled at a depth of three (3) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All beds bordered by turf shall be defined and only have areas growing into the beds removed. A three (3)-inch deep trench along turf bedlines are not required. All tree wells located in turf areas shall have root balls raked smooth, and shall be trenched and beveled at a depth of three (3) inches. . All trenching soil including mulch and debris shall be disposed of off site and is not to be redeposited back into bed areas. This service is to completed annually at the first application ***(Unit Price Line Item: Mulch)***

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

A. Cleanup Procedures

As a part of each weekly maintenance visit, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. A complete sweeping or blowing, by mechanical means, of the entire roadways,

curbs, gutters, drains, and sidewalk areas will also be performed. This will encompass complete removal of weeds at curbs, sidewalks, parking lot surfaces, roadways, and pavers, and other trash that has settled in these areas. Parking lot areas will be kept clean within 15 feet of curbs and planted areas. ***(Unit Price Line Item: Debris Disposal)***

B. Road Kill

Contractor shall be responsible for removal and proper disposal of any animal carcass Monday through Friday. ***(Unit Price Line Item: Debris Disposal)***

C. Park Trash Containers

Contractor shall be responsible for emptying and replacing trash liners of all trash containers every fourth day or when container is 85% full or twice a week Monday through Friday. ***(Unit Price Line Item: Debris Disposal)***

D. Weed Control

All parking lot areas, roadways, parkways, pavers, curbs, gutters, drains, driveways, sidewalks areas, paths and bike paths shall be maintained to control and strive to eliminate weeds. ***(Unit Price Line Item: Bed Weed Control)***

E. Disposal of Debris

All debris shall be disposed of off site. Owner shall furnish area for Contractor dumpster storage. ***(Unit Price Line Item: Debris Disposal)***

F. Severe Weather Cleanup

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

G. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions. ***(Unit Price Line Item: Debris Disposal)***

VIII. LEAF REMOVAL

A. Leaf Collection

Fallen leaves in all areas shall be collected no less than four (4) times per year and removed from property. This is to be done as requested by the Consultant and Owner and/or District Manager from the beginning of November through February, or until leaf dispersement ceases.

On a weekly basis, the Contractor will collect leaves from focal areas, bed, and turf areas to prevent heavy build-up and cause damage to plant material by smothering. ***(Unit Price Line Item: Debris Disposal)***

B. Disposal of Debris

All debris shall be disposed of off site. ***(Unit Price Line Item: Debris Disposal)***

IX. NATURAL AREA MAINTENANCE

All mulched wooded natural areas should be kept free of limbs and weeds over growing formally maintained areas. Natural leaf drop will not have to be removed.

Contractor shall be responsible for maintaining a three-foot (3-foot) buffer between formally maintained areas and natural vegetation growth including but not limited to trees, vines, or large variety weeds. A non selective herbicide chemical buffer may be established in these areas. ***(Unit Price Line Item: Debris Disposal)***

X. PLANT MATERIAL DISPOSAL

A. Removal

Dead plant material, not requiring general tree surgeon practices for removal shall be removed and disposed of immediately by the Contractor. ***(Unit Price Line Item: Debris Disposal)***

B. Replacement

Contractor shall contact and advise the District Manager, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

XI. IRRIGATION SYSTEM

A. Irrigation Inspection and Management

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first

30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner. Owner shall be responsible for all costs associated with making irrigation systems completely operational prior to Contractor assuming responsibility as described throughout Section XI. Irrigation System. Capital improvements are to be reviewed by the Owner. In the event of phased repairs, the Contractor will assume liability as system is renovated.

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

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

Contractor shall be responsible for checking and adjusting all Controllers to assure proper operation. ***(Unit Price Line Item: Irrigation Management).***

XII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATION SHEET

A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The Specifications are intended to be consistent with current label instructions. In the event the Specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be placed in visible locations prior to spray applications.

B. Contractor will be responsible for applying chemicals and fertilizers. The following rates are general guidelines and are to be used as such. Contractor is totally responsible for furnishing the Owner with healthy, vigorous plant material throughout the term of the contract.

C. Chemical forms may vary with weather conditions.

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

E. Contractor will be responsible for taking general and micronutrient tests of turf and shrub bed areas. Owner, District Manager and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems

identified by the report within 45 days of the execution of the contract.

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

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

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

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
Tampa, FL

CATEGORY A. Landscape Maintenance Total	$ 677,638
CATEGORY B. Seasonal Color / Perennial Maintenance Total	$ 5,000
CATEGORY C. Seasonal Plant Installation Total	$ 5,005
CATEGORY D. Mulch Total	$N/A
FIRST YEAR GRAND TOTAL BID PRICE	**$687,638**
SECOND YEAR GRAND TOTAL BID PRICE	***$701,390***
THIRD YEAR GRAND TOTAL BID PRICE	***$715,418***

Contractor Company Name Pine Lake Services, LLC

Contractor Address 12980 Tarpon Springs Rd Odessa, FL 33556

Contractor Representative Shannon Dyer

Contractor Signature

Title Business Development

Telephone Number 656-224-9119

Date 11/10/2025

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement, and run concurrent with any successive terms.

ADDENDA

Contractor acknowledges receipt of the following Addenda, which are included in our Proposal.

ADDENDUM #1	DATED: 11/5/2025
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our Proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM

TURF FUNCTION	FREQUENCY (PER YEAR)	TOTAL
St. Augustine		
Mow	42	Inc
Edge (Bedlines)	21	Inc
Edge (Hardlines)	42	Inc
Monofilament Trim	42	Inc
Turf Fertilization	6	Inc
Turf Insect/Disease/Weed Control	52	Inc
St. Augustine Mow Sub-Total	-	**$298,988**
Bermuda		
Mow	46	Inc
Edge (Bedlines)	23	Inc
Edge (Hardlines)	46	Inc
Monofilament Trim	46	Inc
Turf Fertilization	6	Inc
Turf Insect/Disease/Weed Control	52	Inc
Overseeding	1	Inc
Bermuda Turf Mowing Sub-Total	-	$155,400
Bahia		
Mow	32	Inc
Monofilament Trim	21	Inc
Turf Fertilization	2	Inc
Bahia Turf Mowing Sub-Total	-	$148,000

CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM *(Continued)*

MAINTENANCE FUNCTIONS	FREQUENCY (PER YEAR)	FIRST YEAR TOTAL PRICE
Bed Weed Control	52	Included
Shrub Insect/Disease Control	52	Included
Shrub/Groundcover Pruning	12	Included
Shrub/Groundcover Fertilization	4	Included
Tree Pruning	12	Included
Tree Fertilization	2	Included
Palm Pruning	2	35,822
Palm Fertilization	2	Included
Debris Disposal	52	$3,428
General Landscape Svcs Sub-Total	-	$641,638
Irrigation Management Sub-Total	52	$36,000

CATEGORY A. FIRST YEAR LANDSCAPE MAINTENANCE GRAND TOTAL **$ 677,638**
(Total of Mowing Sub Totals, Gen. Svcs and Irrig.)

Contractor Signature | Pine Lake Services, LLC (Company Name) | 11/10/25 (Date)

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

SEASONAL COLOR/PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading/Pruning	24
Mulching	As Needed
Insect/Disease Control	52
Watering	As Needed
Fertilization	12

CATEGORY B. FIRST YEAR SEASONAL COLOR /PERENNIAL MAINTENANCE TOTAL **$ 5,000**

Contractor Signature | Pine Lake Services, LLC (Company Name) | 11/10/25 (Date)

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY C

SEASONAL COLOR INSTALLATION
ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
385	Spring	4"	$3.12	$1,201.20
385	Summer	4"	$3.12	$1,201.20
385	Fall	4"	$3.12	$1,201.20
385	Winter	4"	$3.64	$1,401.40

CATEGORY C. FIRST YEAR SEASONAL PLANT INSTALLATION TOTAL **$ 5,005**

NOTES:

1. Not all properties have seasonal colorbeds.

2. All annuals shall be four-inch (4") container-grown Grade A plants with multiple blooms at the time of installation.

3. All prices shall be inclusive of material costs including soil amendments, mulch, labor, taxes, etc.

4. Contractor is responsible for estimating and confirming the quantity of flowers based on the existing beds on the property at the time of bid submittal and on the spacing shown below:
   a. Distance away from curbs, turflines, etc.:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

   b. On Center (o.c.) Spacings:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

Contractor Signature | Pine Lake Sons, LLC (Company Name) | 11/10/25 (Date)

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY D

MULCH
ITEMIZED BID FORM

MATERIAL	UNIT PRICE	TOTAL PRICE
(1st application)	-	n/a
(2nd application)	-	n/a

CATEGORY D. FIRST YEAR MULCH TOTAL $ N/A

NOTES:

1. Contractor is responsible for measuring and pricing the quantity of mulch required for each complete mulching of all presently mulched areas on site.

2. Contractor mulching total **shall include** one complete trenching as specified in the trenching specifications.

Contractor Signature	Company Name	Date
	Pine Lake Services, LLC	11/10/25

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*

SUPPLEMENTAL PRICING FORM

1. Grade A pinestraw (cost/bale, spread on site)	$ 7.75
2. Bahia sod, non-site ready (cost/square foot)	$ 1.17
3. Bermuda 419 sod, non-site ready (cost/square foot)	$ 1.75
4. St. Augustine sod laid, non-site ready (cost/square foot)	$ 1.43
5. Additional labor with truck and hand tools (cost/man hour)	$ 49
6. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	$ 90
7. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	$ 90
8. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour/ Owner supplied water) c. Water truck with operator 25 times per year with a ½ inch application. d. Map Area B6 Bradbury and Astoria (100'x600')priced per event	a. $120 b. $1,000/day c. $25,000 d. $
9. Cost per hour a. Irrigation Technician b. Supervisor and truck c. General Laborer d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. $80 b. $80 c. $70 d. $N/A

The prices above shall be commensurate with the contract term.

Contractor Signature	Company Name	Date
	Pine Lake Farms, LLC	11/10/25

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "C"
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
SAMPLE MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	**VALUE**	**DEDUCTION**	**REASON FOR DEDUCTION**
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	**145**		

Date:_____ Score:_____ *Performance Payment*™ %_____

Contractor Signature:_____

Inspector Signature:_____

Property Representative Signature:_____

EXHIBIT "D"

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

BOUNDARY DESCRIPTIONS OF AREAS TO BE MAINTAINED

Watergrass II CDD is located in Wesley Chapel, Florida in the unincorporated area of eastern Pasco County, Florida area of at the intersection of Overpass Rd. and Curley Rd.

Watergrass II CDD is a multi village community with clubhouse, amenity center, pools, parks, walking trails and an elementary school.

Common landscape areas include main entrance and right of ways from Curley Rd. eastward including the Pasco County Fire Station 38 entrance area, Community Clubhouse, Old Bridge Community Park, Pasco County Watergrass Elementary, all right of ways center islands, natural area perimeters and lake shore areas.

All paved surfaces including curbs and sidewalks play and tennis court basketball courts are included as a part of CDD operations

The community irrigation is supplied by Pasco County Utility reclaim.

EXHIBIT "E"

IRRIGATION CONTROLLERS

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Astoria Controller #1

Astoria Controller #2

Watergrass PKWY Controller

Promenade park Controller

Ashcroft Controller

Talamore Controller

Wisper point Controller

Graybrook Controller

Chase wood Controller

Willow point Controller #1

Willow point Controller #2

The gardens Controller

Bradbury Controller

Stone brook Controller

Cypress Bend Controller

Clubhouse

TOTAL CLOCKS - 16

TOTAL ZONES - 393

EXHIBIT "F"
SITE MAP
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

WATERGRASS

Landscape Maintenance Map

EXHIBIT "G"

LANDSCAPE MAINTENANCE CONTRACTOR QUALIFICATION STATEMENT

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Attention: All information should be completed and returned with Bid Submittal.
. Incomplete submittals may be rejected as non-responsive.

SECTION 1: COMPANY INFORMATION

1. Business Name: Pine Lake Services, LLC
   Address: 12980 Tarpon Springs Rd Odess, FL 33556
   Telephone: 813-948-4736 Fax: _____
   Web Site: www.pinelakellc.com
   E-Mail: shannon@pinelakellc.com

2. Is the firm a: Sole Proprietorship _____ Partnership _____ Corporation x

3. If Applicant is a Corporation, is it incorporated in the State of Florida:
   Yes (x) No ( ) N/A ( )

   3.1 If yes, provide the following:

   Is Applicant in good standing with the Florida Department of State, Division of Corporations? Yes (x) No ( ) N/A ( )

   Date incorporated 07/01/2010 Charter No. L22000362021

   3.2 If no, provide the following:

   In which state is the Applicant incorporated?_____

   Is Applicant in good standing with that State? Yes ( ) No ( ) N/A ( )

   If no, please explain_____

   Date incorporated_____ Charter No._____

   Is Applicant registered with the State of Florida? Yes (x) No ( ) N/A ( )

4. If Applicant is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the state of Florida?

   Yes (x) (Proceed to Sec 4.1) No ( ) (Proceed to Sec 4.2) N/A (

4.1 If yes, is Applicant registered with the Florida Department of State, Division of Corporation? Yes (x) No ( ) N/A ( )

If no, please explain_____

Is Applicant in good standing with the State of Florida?
Yes (x) No ( ) N/A ( )

If no, please explain_____

Date Applicant was organized? 07/01/2010

4.2 If no, in which state is the Applicant organized?_____

Is Applicant in good standing with that state? Yes ( ) No ( ) N/A (x)

If no, please explain_____

Date Applicant was organized?_____

Is Applicant registered as a foreign partnership or limited liability company with the state of Florida? Yes ( ) No ( ) N/A ( )

If no, please explain_____

5. If the firm is a sole proprietorship, who is the owner? N/A

6. How long in business? 27 years total, 15 years for Pine Lake Services, LLC

7. Headquarters location: 12980 Tarpon Springs Rd Odessa, FL 33556

8. States in which you operate: FL

9. List company officers and titles:

Company Officer	Title
Connor Spears	President
Bob Spears	Chief Financial Officer
John Amarosa	Chief Operations Officer

10. Location of the Business office which would perform District Work
Street Address: 12980 Tarpon Springs Rd
City: Odessa State: FL Zip Code: 33556
Tel: 813-948-4736 Fax Number:

11. Furnish company literature that describes your company and scope of operations

SECTION 2: FINANCIAL, INSURANCE AND COMPLIANCE INFORMATION

12. Financial references:

Bank: Seacoast Bank, Tony Sasso, Tony.sasso@seacostbank.com

Vendors:

13. Landscape Maintenance Gross Revenue in 2022: $ 7,268,984

Landscape Maintenance Gross Revenue in 2023: $ 7,167,460

Landscape Maintenance Gross Revenue in 2024: $ 10,245,174

14. Name of Applicant's Bonding Company Old Republic Surety Company

Address 1410 N Westshore Blvd Tampa, FL

Approved Bonding Capacities:	Aggregate Limit	$5,000,000
	Single Project Limit	$3,000,000
	Total Current Contracts Bonded	$1,500,000

15. What are Applicant's current insurance limits? (Attach a copy of Applicant's certificate of insurance)

General Liability	$ 2,000,000
Automobile Liability	$1,000,000
Workers Compensation	$1,000,000
Expiration Date	7/1/2026

16. Has Applicant been cited by the Federal Occupational Safety and Health Administration (OSHA) for any job site or company office/shop safety violations in the past two years?
Yes ( ) No (x)

16.1 What is Applicant's current Experience Modifier Rate? 0.92

SECTION 3: WORKFORCE INFORMATION AND COMPANY BIOGRAPHICAL DATA

17. Does your company have an Affirmative Hiring/ Veteran Hiring Policy? Yes( ) No (x)
Describe policy on Hiring: _____

18. Does your company have a policy on drug screening? Yes (x) No ( )
Describe policy on drug screening: Upon hire and accidents/incidents.

19. Does your company have pre-employment drug screening? Yes (x) No ( )
Describe policy on drug screening: Upon hire before start date

20. Does your company utilize Temporary Workers (H2B) Yes ( ) No (x)
Describe policy and if yes, what percentage of workforce are H2B: _____

21. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (x) No ( )
Describe policy on Vehicle Operation: Implent GPS tracking device in vehicles, monitor speed.

22. Describe training program for employees: Online training through Greenius upon start date, and continual weekly safety meetings/training in person.

23.List all in-house departments such as horticulture, irrigation, agronomy, seasonal color and their department heads:

Department	Department Head
Irrigation	Terry McLane
Horticulture	John Amarosa

24. List irrigation technician / manager certifications .

Lupe Valdez

25. What services are anticipated to out-sourced or sub-contracted as a part of contract fulfillment?

Please describe: Tree Trimming

26.List five (5) current clients including contact persons and telephone numbers:

Company	Contact Person	Telephone
K Bar Ranch II	Matthew Nolan	813-393-1314
Lakeside CDD	Darryl Adams	813-994-1001 ext 7958
Riverbend West	Kristee Cole	813-382-7355
Carlton Lakes CDD	Jennifer Goldyn	813-873-7300
Tara CDD	Kristee Cole	813-382-7355

27. List five (5) of your largest maintenance accounts, their contract value and length of service:

Account Name	Value	Length of Service
K Bar Ranch CDD	$700k	5/1/2023-ongoing
Carlton Lakes CDD	$585,000	7/1/2021-Ongoing
Tara CDD	$232,000	10/1/2024-Ongoing
Riverbend West CDD	$255,000	10/1/2022-Ongoing
Lakeside CDD	$528,000	6/1/2023-Ongoing

28. List two (2) contracts lost in the previous 12 months and the reason(s) why:

Company: Belleview POA
Contact Person: Dan Nepocueno
Telephone: 727- 864-0004
Reason job lost: Lost to pricing

Company: Frank Crum Corporate
Contact Person: Gary Spidel
Telephone: 727-799-1229
Reason job lost: Lost to pricing

29.Based on total projected bid price, please rank the Watergrass II project against your other current landscape maintenance customers/projects. It would rank higher.

30.Do you currently have the manpower and equipment to fully perform all of the anticipated services required for the Watergrass II project? If not, please explain what personnel will need to be hired and what equipment will need to be purchased.

Yes

31.Please identify any of your projects with an OLM inspection of your landscape maintenance services.

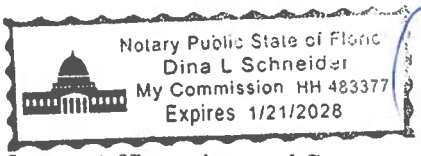
None.

Dated this 10 day of November, 2024.

Pine Lake Services, LLC
Name of Applicant

By: _____
Signature

Shannon Dyer- Business Development
(Print or Type Name and Title)



Notary Affirmation and Stamp
or
Apply Corporate Seal, if filing as a corporation

EXHIBIT "H"
EVALUATION CRITERIA

WATERGRASS II CDD COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES

NAME OF COMPANY: Pine Lake Services, LLC

1. Personnel

(20 Points Possible) (_____ Points Awarded)

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

Management and Supervisory Personnel

Name Years Exp.

1. Terry McLane- General Manager 31
2. John Amarosa -Chief Operations Officer 28
3. Jeff Cane -Account Manager 12
4. Mark Lantainge -Senior Advisor 40
5. Connor Spears -President 5

Position/Certifications Osha 30,BMP,GM

Duties and Responsibilities Oversee crew/quality of work

Proposed Staffing Levels

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

Name Years Exp.

1. Lupe Valdez -Irrigation Supervisor 30
2. Ernesto Rodriguez - Irrigation Technician 10
3. Alex Kocher -Fert/Pest Manager 20
4. Robert Zambito - Arborist 21

Position/Certifications

Duties and Responsibilities _____ _____

_____ _____

2. Experience (20 Points Possible) (_____ Points Awarded)

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

1. Project Name/Location: K Bar Ranch II CDD

Contact: Contact Phone: Matthew Nolan, 813-393-1314

Project Type/Description: Landscaping and Irrigation Maintenance

Dollar Amount of Contract: $700,000

Your Company's Detailed Scope of Services for Project: Landscaping and Irrigation maintenance, tree maintenance, seasonal color, installation for enhancement projects.

Duration of Contract: START DATE: 6/1/2022 END DATE: Ongoing

2. Project Name/Location: Lakeside CDD

Contact: Contact Phone: Darryl Adams, 813-004-1001 ext 7958

Project Type/Description: Landscaping and Irrigation Maintenance

Dollar Amount of Contract: $528,000

Your Company's Detailed Scope of Services for Project: Landscaping and Irrigation maintenance, tree maintenance, seasonal color, installation for enhancement projects.

Duration of Contract: START DATE: 8/1/2023 END DATE: Ongoing

3. Project Name/Location: Riverbend West CDD

Contact: Contact Phone: Kristee Cole, 813-382-7355

Project Type/Description: Landscaping and Irrigation Maintenance

Dollar Amount of Contract: $255,000

Your Company's Detailed Scope of Services for Project: Landscaping and Irrigation maintenance, tree maintenance, seasonal color, installation for enhancement projects.

Duration of Contract: START DATE:10/1/2022 END DATE: Ongoing

4. Project Name/Location: Carlton Lakes CDD

Contact: Contact Phone: Jennifer Goldyn, 813-873-7300

Project Type/Description: Landscaping and irrigation maintenance

Dollar Amount of Contract:$585,000

Your Company's Detailed Scope of Services for Project: Landscaping and Irrigation maintenance, tree maintenance, seasonal color, installation for enhancement projects.

Duration of Contract: START DATE:7/1/2021 END DATE: Ongoing

5. Project Name/Location:Tara CDD

Contact: Contact Phone: Kristee Cole, 813-382-7355

Project Type/Description: Landscaping and irrigation maintenance

Dollar Amount of Contract: $232,000

Your Company's Detailed Scope of Services for Project: Landscaping and Irrigation maintenance, tree maintenance, seasonal color, installation for enhancement projects.

Duration of Contract: START DATE: 10/1/2024 END DATE: Ongoing

3. Understanding Scope of RFP (15 Points Possible) (_____ Points Awarded)

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

4. Financial Capacity (5 Points Possible) (_____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (25 Points Possible) (_____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (_____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.

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

LANDSCAPE AND IRRIGATION MAINTENANCE BID SUBMITTAL

FOR:

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT II

FROM:

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

Corporate Headquarters
5531 Auld Lane
Holiday, FL 34690

BID DUE DATE:	**MONDAY, NOVEMBER 10 2025**
BID DUE TIME:	**1:30 PM (EST)**
BID DUE LOCATION:	**WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT 32711 WINDLESTRAW DRIVE WESLEY CHAPEL, FL 33545 ATTN: JENNIFER GOLDYN**

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service@redtreelandscape.systems

The New Standard in Landscape Maintenance

Experienced irrigation technicians perform diagnostics, repairs, and outdoor lighting service calls whenever you need them!

Our state-of-the-art equipment fleet arrives at your property ready to perform any and all grounds maintenance tasks.

A team of Certified Arborists and expert tree climbers are available to prepare your trees for hurricane season or to help you clean up fallen trees after the storm.

We also offer Pest Control & Fertilization services to keep your property green, blooming, and free of weeds. Our team of Certified Pest Control Operators know the right products to keep your lawn & ornamentals free of pests.

Contact Us!

David Lucadano 727-919-3913

Peter Lucadano 727-919-3915

Owners with over 30 years of experience in the Florida Green Industry!

@redtreelandscapesystems

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PROPOSAL DIRECTORY

Landscape Maintenance Proposal Summary Bid Form
Landscape Maintenance Proposal Itemized Bid Forms
Company History / Organizational Chart
Contractor Qualification Statement
Evaluation Criteria - Personnel and Experience
Landscape Maintenance Program Staffing Plan
Narrative Description and Operational Plan
Service Description and Specifications
Equipment Lists and Photos
Statement of Financial Capabilities and Resources
Occupational License
Completed W-9 and Current Proof of Insurance
Florida State Irrigation Contractor's License
Irrigation Contractors License - County of Origin
Pest Control and Fertliization Licenses
Certified Arborist Designations
Best Management Practices Certifications
FNGLA Certifications
License as Dealer in Agricultural Products
E-Verify Enrollment Verification Statement
Sunbiz.org - Proof of Corporate Status
Dun & Bradstreet Registration

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
Tampa, FL

CATEGORY A. Landscape Maintenance Total	**$ 731,996.00**
CATEGORY B. Seasonal Color / Perennial Maintenance Total	**$ 2,600.00**
CATEGORY C. Seasonal Plant Installation Total	**$ 6,600.00**
CATEGORY D. Mulch Total	**$ 81,520.00**
FIRST YEAR GRAND TOTAL BID PRICE	**$ 822,716.00**
SECOND YEAR GRAND TOTAL BID PRICE	***$ 822,716.00***
THIRD YEAR GRAND TOTAL BID PRICE	***$ 847,398.00***

Contractor Company Name **RedTree Landscape Systems, LLC**

Contractor Address **5532 Auld Lane, Holiday, FL 34690**

Contractor Representative **Peter Lucadano**

Contractor Signature

Title **CEO / Owner**

Telephone Number **(727) 919-3915**

Date **November 10, 2025**

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement, and run concurrent with any successive terms.

ADDENDA

Contractor acknowledges receipt of the following Addenda, which are included in our Proposal.

ADDENDUM # 1	DATED: 10.20.25
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our Proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM

TURF FUNCTION	FREQUENCY (PER YEAR)	TOTAL
St. Augustine		
Mow	42	-
Edge (Bedlines)	21	-
Edge (Hardlines)	42	-
Monofilament Trim	42	-
Turf Fertilization	6	-
Turf Insect/Disease/Weed Control	52	-
St. Augustine Mow Sub-Total	-	**$ 282,000.00**
Bermuda		
Mow	46	-
Edge (Bedlines)	23	-
Edge (Hardlines)	46	-
Monofilament Trim	46	-
Turf Fertilization	6	-
Turf Insect/Disease/Weed Control	52	-
Overseeding	1	-
Bermuda Turf Mowing Sub-Total	-	**$ 175,000.00**
Bahia		
Mow	32	-
Monofilament Trim	21	-
Turf Fertilization	2	-
Bahia Turf Mowing Sub-Total	-	**$ 112,000.00**

CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM *(Continued)*

MAINTENANCE FUNCTIONS	FREQUENCY (PER YEAR)	FIRST YEAR TOTAL PRICE
Bed Weed Control	52	-
Shrub Insect/Disease Control	52	-
Shrub/Groundcover Pruning	12	-
Shrub/Groundcover Fertilization	4	-
Tree Pruning	12	-
Tree Fertilization	2	-
Palm Pruning	2	-
Palm Fertilization	2	-
Debris Disposal	52	-
General Landscape Svcs Sub-Total	-	**$ 132,000.00**
Irrigation Management Sub-Total	52	**$ 30,996.00**

CATEGORY A. FIRST YEAR LANDSCAPE MAINTENANCE GRAND TOTAL **$ 731,996.00**
(Total of Mowing Sub Totals, Gen. Svcs and Irrig.)

Contractor Signature	**RedTree Landscape Systems** Company Name	**November 10, 2025** Date

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EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

SEASONAL COLOR/PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading/Pruning	24
Mulching	As Needed
Insect/Disease Control	52
Watering	As Needed
Fertilization	12

CATEGORY B. FIRST YEAR SEASONAL COLOR /PERENNIAL MAINTENANCE TOTAL $ 2,600.00

Contractor Signature	RedTree Landscape Systems	November 10, 2025
	Company Name	Date

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EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY C

SEASONAL COLOR INSTALLATION
ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
600	Spring	4"	**$2.75**	**$1,650.00**
600	Summer	4"	**$2.75**	**$1,650.00**
600	Fall	4"	**$2.75**	**$1,650.00**
600	Winter	4"	**$2.75**	**$1,650.00**

CATEGORY C. FIRST YEAR SEASONAL PLANT INSTALLATION TOTAL **$ 6,600.00**

NOTES:

1. Not all properties have seasonal colorbeds.

2. All annuals shall be four-inch (4") container-grown Grade A plants with multiple blooms at the time of installation.

3. All prices shall be inclusive of material costs including soil amendments, mulch, labor, taxes, etc.

4. Contractor is responsible for estimating and confirming the quantity of flowers based on the existing beds on the property at the time of bid submittal and on the spacing shown below:
   a. Distance away from curbs, turflines, etc.:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

   b. On Center (o.c.) Spacings:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

	RedTree Landscape Systems	**November 10, 2025**
Contractor Signature	Company Name	Date

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EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY D

MULCH
ITEMIZED BID FORM

MATERIAL	UNIT PRICE	TOTAL PRICE
(1st application) **700 cubic yards**	**$65.00 / cubic yard**	**$45,500.00**
(2nd application) **550 cubic yards**	**$65.00 / cubic yard**	**$35,750.00**

CATEGORY D. FIRST YEAR MULCH TOTAL **$ 81,250.00**

NOTES:

1. Contractor is responsible for measuring and pricing the quantity of mulch required for each complete mulching of all presently mulched areas on site.

2. Contractor mulching total **shall include** one complete trenching as specified in the trenching specifications.

Contractor Signature | **RedTree Landscape Systems** (Company Name) | **November 10, 2025** (Date)

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*

SUPPLEMENTAL PRICING FORM

1. Grade A pinestraw (cost/bale, spread on site)	**$ 12.00**
2. Bahia sod, non-site ready (cost/square foot)	**$ 1.75**
3. Bermuda 419 sod, non-site ready (cost/square foot)	**$ 2.50**
4. St. Augustine sod laid, non-site ready (cost/square foot)	**$ 2.25**
5. Additional labor with truck and hand tools (cost/man hour)	**$ 65.00**
6. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	**$ 65.00**
7. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	**$ 65.00**
8. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour/ Owner supplied water) c. Water truck with operator 25 times per year with a ½ inch application. d. Map Area B6 Bradbury and Astoria (100'x600')priced per event	**a. $ 75.00** **b. $ 200.00** **c. $ 250.00 / hour** **d. $ 75.00**
9. Cost per hour a. Irrigation Technician b. Supervisor and truck c. General Laborer d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	**a. $ 75.00** **b. $ 75.00** **c. $ 65.00** **d. $ 150.00**

The prices above shall be commensurate with the contract term.

Contractor Signature	**RedTree Landscape Systems**	**November 10, 2025**
	Company Name	Date

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Watergrass II Community Development District

COMPANY HISTORY

David and Peter Lucadano (owners of RedTree Landscape Systems) have served Florida's Green Industry for over forty years respectively. Formerly known as "The Luke Brothers," David and Peter built one of the largest landscape contracting firms in the United States (*Luke Brothers Landscape Services* was rated one of the America's Top 100 Largest Landscape Firms by *Lawn & Landscape Magazine*). After building their *Luke Brothers Landscape Services*, the brothers received a lucrative offer to sell their company to a national firm.

Due to their credentials and experience in the industry, David and Peter have operated as industry consultants for the past several years after selling their landscape company. However, their deep love of the Green Industry and their ability to lead led them to resume their partnership and create *RedTree Landscape Systems* several years ago. *RedTree Landscape Systems* continues the long legacy of serving the Tampa Bay Area Green Industry by providing the "best of the best" employees who worked for the brothers for many years. By implementing the systems that were proven to be successful and effective on large-scale community association properties, the *RedTree Landscape Systems* team has successfully built a strong clientele and a stellar local reputation for performance.

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ORGANIZATIONAL CHART 2025

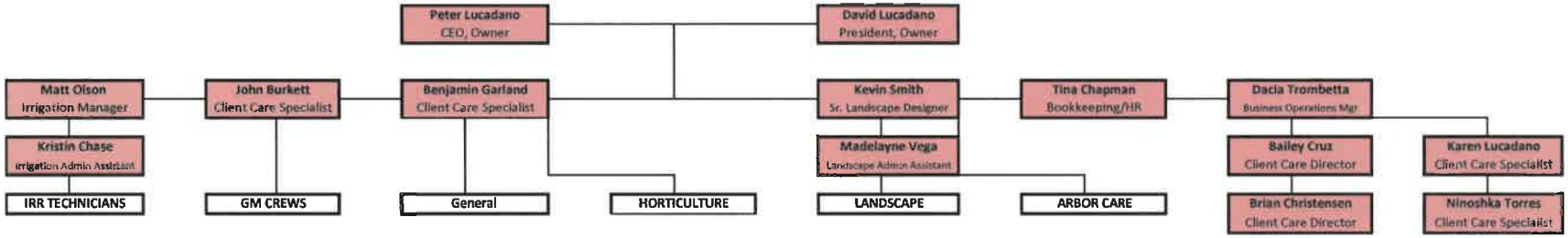

EXHIBIT "G"

LANDSCAPE MAINTENANCE CONTRACTOR QUALIFICATION STATEMENT

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Attention: All information should be completed and returned with Bid Submittal.
. Incomplete submittals may be rejected as non-responsive.

SECTION 1: COMPANY INFORMATION

1. Business Name: RedTree Landscape Systems, LLC
   Address: 5532 Auld Lane
   Holiday, FL 34690
   Telephone: (727) 919-3913 Fax: (727) 922-2298
   Web Site: www.redtreelandscapesystems.com
   E-Mail: daveluke@redtreelandscape.systems

2. Is the firm a: Sole Proprietorship _____ Partnership _____ Corporation X

3. If Applicant is a Corporation, is it incorporated in the State of Florida:
   Yes (X) No ( ) N/A ( )

   3.1 If yes, provide the following:

   Is Applicant in good standing with the Florida Department of State, Division of Corporations? Yes (X) No ( ) N/A ( )

   Date incorporated 12/5/2017 Charter No. 82-3591450

   3.2 If no, provide the following:

   In which state is the Applicant incorporated?_____

   Is Applicant in good standing with that State? Yes ( ) No ( ) N/A ( )

   If no, please explain_____

   Date incorporated_____ Charter No._____

   Is Applicant registered with the State of Florida? Yes ( ) No ( ) N/A ( )

4. If Applicant is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the state of Florida?

   Yes (x) (Proceed to Sec 4.1) No ( ) (Proceed to Sec 4.2) N/A (

4.1 If yes, is Applicant registered with the Florida Department of State, Division of Corporation? Yes (x) No ( ) N/A ( )

If no, please explain_____

Is Applicant in good standing with the State of Florida?
Yes (x) No ( ) N/A ( )

If no, please explain_____

Date Applicant was organized? 12/5/2017

4.2 If no, in which state is the Applicant organized?_____

Is Applicant in good standing with that state? Yes ( ) No ( ) N/A ( )

If no, please explain_____

Date Applicant was organized?_____

Is Applicant registered as a foreign partnership or limited liability company with the state of Florida? Yes ( ) No ( ) N/A ( )

If no, please explain_____

5. If the firm is a sole proprietorship, who is the owner? _____

6. How long in business? 8 years

7. Headquarters location: 5532 Auld Lane, Holiday FL 34690

8. States in which you operate: Florida

9. List company officers and titles:

Company Officer	Title
Peter Lucadano	CEO / Owner
David Lucadano	President / Owner

10. Location of the Business office which would perform District Work
Street Address: 5532 Auld Lane, Holiday FL 34690
City: Holiday State: FL Zip Code: 34690
Tel: (727) 919-3915 Fax Number: (727) 922-2298

11. Furnish company literature that describes your company and scope of operations

see attached

SECTION 2: FINANCIAL, INSURANCE AND COMPLIANCE INFORMATION

12. Financial references:

Bank: Wells Fargo
6013 State Road 54
New Port Richey, FL 34653 (727) 843-4300

Vendors: Ford Motor Credit - 1 (800) 727-7000
John Deere Financing - (844) 724-7376
Amplex Nurseries - 1 (800) 565-2928

13. Landscape Maintenance Gross Revenue in 2022: $ 10.22 MM

Landscape Maintenance Gross Revenue in 2023: $ 12.6MM

Landscape Maintenance Gross Revenue in 2024: $ 14.4MM

14. Name of Applicant's Bonding Company Stahl Higginbotham Insurance

Address 500 W. 13th Street, Fort Worth, TX 76102

Approved Bonding Capacities:	Aggregate Limit	$ 1MM
	Single Project Limit	$ 1MM
	Total Current Contracts Bonded	$ 0

15. What are Applicant's current insurance limits? (Attach a copy of Applicant's certificate of insurance)

General Liability	$ 2MM
Automobile Liability	$ 1MM
Workers Compensation	$ 1MM
Expiration Date	4/1/26

16. Has Applicant been cited by the Federal Occupational Safety and Health Administration (OSHA) for any job site or company office/shop safety violations in the past two years?
Yes ( ) No (X)

16.1 What is Applicant's current Experience Modifier Rate? .73

SECTION 3: WORKFORCE INFORMATION AND COMPANY BIOGRAPHICAL DATA

17. Does your company have an Affirmative Hiring/ Veteran Hiring Policy? Yes( ) No (X)
Describe policy on Hiring: _____

18. Does your company have a policy on drug screening? Yes ( ) No (X)
Describe policy on drug screening: _____

19. Does your company have pre-employment drug screening? Yes ( ) No (X)
Describe policy on drug screening: _____

20. Does your company utilize Temporary Workers (H2B) Yes ( ) No (X)
Describe policy and if yes, what percentage of workforce are H2B: _____

21. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (X) No ( )
Describe policy on Vehicle Operation: see below and attached.

22. Describe training program for employees:
Classroom and infield training on safety and equipment operation, Grounds Maintenance Techniques, BMP training and certification and Customer service and Company Policies.

23. List all in-house departments such as horticulture, irrigation, agronomy, seasonal color and their department heads:

Department	Department Head
Irrigation	Matt Smith
Horticulture and Landscape Design	Kevin Smith
Landscape Installation	Juan Flores
Arborcare	Martin Flores

24. List irrigation technician / manager certifications .

see attached

25. What services are anticipated to out-sourced or sub-contracted as a part of contract fulfillment?

Please describe:

RedTree Landscape Systems does not and will not out-source or sub-contract any services in fulfillment of contractual obligations.

26. List five (5) current clients including contact persons and telephone numbers:

Company	Contact Person	Telephone
Waterset Central CDD	John Toborg - Manager	(831) 933-5571
Esplanade of Starkey Ranch NA, Inc.	Gary Kost - Director	(908) 303-6739
Westchase CDD	Dave Sylvanowicz - Field Manager	(813) 920-4268
Long Lake Ranch CDD	Patricia Thibault - District Manaager	(407) 221 - 0153
The Preserve at Wilderness Lake CDD	Tish Dobson - District Manager	(813) 758 - 4841

27. List five (5) of your largest maintenance accounts, their contract value and length of service:

Account Name	Value	Length of Service
Waterset Central CDD	$470K	2025 - current
Esplanade of Starkey Ranch NA, Inc.	$890K	2024 - current
Westchase CDD	$850K	2024 - current
Long Lake Ranch CDD	$540K	2021 - current
The Preserve at Wilderness Lake CDD	$260K	2017 - current

28. List two (2) contracts lost in the previous 12 months and the reason(s) why:

Company: Tarpon Cove
Contact Person: Joe Boldiga
Telephone: (727) 366-2049
Reason job lost: Financial duress on client's side.

Company: Woodview Villas
Contact Person: Frank Saccone
Telephone: (727) 869-9700
Reason job lost: Unwilling to address irrigation contruction defects.

29. Based on total projected bid price, please rank the Watergrass II project against your other current landscape maintenance customers/projects.- in the top 10.

30.Do you currently have the manpower and equipment to fully perform all of the anticipated services required for the Watergrass II project? If not, please explain what personnel will need to be hired and what equipment will need to be purchased.

Yes. RedTree Landscape Systems has all the manpower and equipment to fully perform all of the anticipated service required fo Watergrass II.

31.Please identify any of your projects with an OLM inspection of your landscape maintenance services.

Calus Trace , Champions Club, Providence Lakes, Townhomes at Westlake and Westchase CDD

Dated this 10th day of November , 202.

RedTree Landscape Systems, LLC

Name of Applicant

By: _____

Signature

Peter Lucadano - CEO / Owner

(Print or Type Name and Title)

or

Apply Corporate Seal, if filing as a corporation

EXHIBIT "H"

EVALUATION CRITERIA

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES
EVALUATION CRITERIA:

NAME OF COMPANY: RedTree Landscape Systems, LLC

1. Personnel

(20 Points Possible) (_____ Points Awarded)

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

Management and Supervisory Personnel

	Name	Years Exp.		
1.	Peter Lucadano	40+	CEO	Operations & Finance
2.	David Lucadano	40+	President	Operations & Management
3.	Kevin Smith	30	Senior Lanscape Designer	Landscape Design
4.	Benjamin Garland	20	Account Manager	Oversees entire scope of service
5.	John Burkett	50	Field Supervisor	GM Operations Supervision

Position/Certifications see attached

Duties and Responsibilities see above

Proposed Staffing Levels

Landscape Maintenance staff will include; **28** laborers, **6** Supervisors, and **12** Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

	Name	Years Exp.	
1.	John Moylan	25	Irrigation Operations
2.	Kevin Smith	30	Oversees Lawn & Shrub care program
3.	Juan Flores	20	Landscape Operation
4.	Martin Flores	21	Arborcare Operations

Position/Certifications see attached

Duties and Responsibilities see above

2. Experience (20 Points Possible) (_____ Points Awarded)

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

1. Project Name/Location: The Preserve at Wildernss Lake CDD - Land O'Lakes
Contact: Contact Phone: Tom Picciano (727) 505-1532
Project Type/Description: CDD
Dollar Amount of Contract: 260K
Your Company's Detailed Scope of Services for Project: Full service Landscape Maintenance
Duration of Contract: START DATE: 2017 END DATE: ongoing

2. Project Name/Location: Asturia CDD - Odessa
Contact: Contact Phone: Tish Dobson - (813) 758-4841
Project Type/Description: CDD
Dollar Amount of Contract: 160K
Your Company's Detailed Scope of Services for Project: full service Landscape Maintenance
Duration of Contract: START DATE: 2021 END DATE: ongoing

3. Project Name/Location: Talavera CDD - Spring Hill
Contact: Contact Phone: Sean Craft - (813) 995-2437
Project Type/Description: Dollar Amount of Contract: CDD / $150K
Your Company's Detailed Scope of Services for Project: Full service Landscape Maintenance
Duration of Contract: START DATE: 2021 END DATE: ongoing

4. Project Name/Location: Long Lake Ranch CDD - Lutz
Contact: Contact Phone: Tish Dobson - (813) 758-4841
Project Type/Description: CDD
Dollar Amount of Contract: 250K

Your Company's Detailed Scope of Services for Project: Full service Landscape Maintenance
Duration of Contract: START DATE: 2021 END DATE: ongoing

5. Project Name/Location: Calusa Trace HOA - Lutz
Contact: Contact Phone: Paul Woods - (770) 420-0900
Project Type/Description: Large scale HOA Common Areas
Dollar Amount of Contract: 100K
Your Company's Detailed Scope of Services for Project: Full service Landscape Maintenance
Duration of Contract: START DATE: 2021 END DATE: ongoing

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www.redtreelandscapesystems.com
5532 Auld Lane, Holiday FL 34690

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE PROGRAM STAFFING PLAN

Service	Assigned Staff	Days	Per	Work Description
Mowing	21	2	Week	Mowing, edging and line trimming of all turf areas. Includes debris and trash pick up and blowing of all hard surfaces.
Detail	5	5	Week	Shrub pruning, tree canopy elevations, planter bed weeding and herbicide application in all planter beds and pavement joints. Includes debris and trash pick up, removal and dumping.
Pest Control & Fertilization	4	2	Week	Fertilization and pest control for all ornamentals, palm trees and turf areas. Includes all necessary service calls at no additional charge.
Irrigation	4	2	Week	Comprehensive irrigation management checks on all common area and individual home irrigation systems. Includes service calls received throughout the week, and monthly reports generated post inspection.
Arbor Care	6	Up to 12 times	Year	Trimming and booting of all palm trees, and structural elevation of all hardwood tree canopies. Includes any special pruning and removal projects that are out of the scope of the contract.
Mulch Installation	6	10	Year	Installation of designated mulch material in all existing annual beds at a potential frequency of (2) mulching events per year.
Annuals	4	4	Year	Installation of seasonal color in all designated annual beds at a potential frequency of (4) installation rotations per year.
Account Management	2	52	Weeks	Consistent oversight of quality and field production, and interaction with District Management to assure expedited proposal submittals and efficient execution of requests.
Administrative Staff	8	52	Weeks	Live staffed Service Desk to accommodate any work order submitted by District Management and assure quick assignment of work task, communication of task being completed and supplemental necessary details back to District Management.

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WATERGRASS II CDD NARRATIVE DESCRIPTION & OPERATIONAL PLAN

All administration, landscape operations, and staging for this contract, will be based out of our corporate headquarters located at:

5532 Auld Lane
Holiday, FL 34690

Our corporate headquarters are owned by David and Peter Lucadano under the name Depco Visions LLC.

- Located within 34 miles/ 50minutes from Watergrass.
- 17-acre facility with on-site green waste disposal and recycling center.
- Over 20,000 sq. ft. of office and warehouse space.
- Tour of our facility is available by appointment

Crews will leave from our base of operations each morning and arrive at TSR at approximately 7:030AM and work on property until 4:00 PM.

Prior to leaving our base of operations each morning, each crew will partake in the following:

- Weekly safety meetings
- Pre-job prep and safety inspection to check all equipment, vehicles, and supplies.
- Fueling up of all equipment and vehicles.
- Loading up vehicles with ice, water, and supplies.
- Review plans, maps, and work orders for each designated section and scope of services.
- Sharpen and sterilize all mower and hedge trimmer cutting blades, chainsaw blades, and pruner blades.
- Clean vehicles and equipment.
- Dump and dispose of green waste debris from previous day's work.

Account "Site" Manager:
John Burkett
After Hours Contact (727) 267-2059
Roles: Oversee entire scope of services to ensure contract compliance, monitor quality, support crews, and communicate.

Assistant Project Managers:
David Lucadano
After Hours Contact (727) 919-3913
Peter Lucadano
After Hours Contact (727) 919-3915
To serve as an assistant, mentor and back up to Project Manager.

OPERATIONS:

Property will be broken up into different sections and identified on a site-map. Each section will be represented by a different number (section number) and color code.

GENERAL SERVICES GROUNDS MAINTENANCE – MOWING (INCLUDING RETENTION PONDS):

Each ground maintenance (mowing crew) will consist of one (1) working crew supervisor and (6) additional crew members. Crew Supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Each maintenance crew will be equipped with the following:

- Ford F-450 dump truck with large debris holding capacity
- 24' or longer enclosed trailer
- (8) Riding mulch-deck 60" or 72" John Deere ZTR mowers – Largest engines possible with high HP for high speed mowing.
- (8) Walk-behind mulch-deck mower 52" or 60" with Velke – Largest engines possible with high HP for high speed mowing.
- (6) Walk-behind 21" mulching mower
- (12) String Trimmers
- (12) Edgers
- (12) Backpack blowers
- (2) Hurricane street blower
- (2) Hand blower
- (6) Extended hedge trimmers
- (6) Chainsaw
- (3) Power pruner
- (6) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and Landscape operations
- Fuels/Oils
- Pesticides for weed control and Fire ants
- Large cooler of ice and water
- First Aid Kit
- Safety cones

Additional support crews (labor, equipment & vehicles) are available to come in to help keep mowing operations on schedule.

GENERAL SERVICES GROUNDS MAINTENANCE – DETAILING:

Each grounds maintenance (detail crew) will consist of one (1) working crew supervisor and (4) additional crew members. Crew supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color. All detail crew members will be equipped with hand-pruners and sheathes to properly hand prune plants in order to assure proper health, development, and sustainability of plants.

Each detail crew will be equipped with the following:

- Ford F-450 dump truck with large debris holding capacity
- John Deere Gator Utility vehicle with debris trailer
- 16' or longer enclosed or dump trailer
- (6) String Trimmers
- (6) Edgers
- (6) Backpack blowers
- (2) Hand blower
- (10) Extended hedge trimmers
- (6) Chainsaw
- (6) Power pruner
- (12) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and Landscape operations
- Fuels/Oils
- Pesticides for weed control, IPM, and Bees/Wasps
- Large cooler of ice and water
- First Aid Kit
- Safety cones

Additional support crews (labor, equipment & vehicles) are available to come in and keep detailing operations on schedule.

Detail crews will also visit Amenity and other High-Profile areas <u>every Friday</u> to "touch-up" the detailing.

TURF/TREE/SHRUB CARE

Each Horticultural crew will consist of (1) working lead Horticulturist/Pest Control Applicator. Lead Horticulturist identified distinctly in a full company uniform labeled with company name and personal name of supervisor.

Each Horticultural crew will be equipped with the following:

- Isuzu flatbed spray truck with 400-500G spray tank
- John Deere Gator with 150G spray tank
- 16' enclosed trailer
- (2) Bumblebee spreader & sprayer applicator
- (6) Hand spreaders
- (8) Backpack sprayers 4G
- (2) Backpack blowers
- Pesticide for IPM & Applications
- Fertilizer for applications
- Spill kits
- Pesticide application stakes & signs
- Safety cones
- Respirators
- Boots & other safety attire

Additional support of two (2) Horticultural crews on property every month for IPM monitoring and scheduled blanket applications and treatments. Horticulture Director will monitor Turf/Tree/Shrub care on a weekly basis.

IRRIGATION

Irrigation crew will consist of one (1) working lead technician and (1) assistant technician. Lead technician will be identified directly in a full company uniform and different color labeled with company name and personal name of supervisor. Assistant will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Irrigation crew will be equipped with the following:

- Ford Transit Van (to store a decent array of fast moving parts)
- John Deere Gator Utility vehicle
- Vermeer trencher when needed
- Appropriate controller remotes
- Wire tracker
- Tools & supplies

- Rolling stock of irrigation parts, wire, fittings, etc.
- Safety cones
- Safety kit
- Cooler of ice & water
- Irrigation flags

Additional support crews, technicians, helpers, equipment, vehicles, parts, and supplies are available and will be brought in to assist with project when needed.

PALM TRIMMING – ARBOR-CARE CREW

Our ISA Certified Arborists, climbers, and ground-crews will perform the annual palm pruning and structural pruning requirements of the contract.

Each crew is equipped with a chip/dump truck, chipper shredder, portable aerial lift with 60' reach, chainsaws, and multiple types of pruning tools and ladders. Company uniforms and no sub-contracting.

The Arbor-Care crews are available to handle any type of tree work such as removals, pruning, and stump-grinding.

ON-SITE STAFF ROSTER – ASSIGNED TO TSR CDD

ADMINSISTRATION, OFFICE, SUPPORT

Our fully staffed office based in Holiday Florida will assist with the ongoing management and operations of landscape service to your property.

We utilize the Maxpanda software program for client/resident work orders and requests.

MONTHLY LANDSCAPE INSPECTION

RedTree Landscape Systems will participate in the monthly landscape inspections and provide the following:

- (1-2) John Deere Gator Utility Vehicles – 4 seaters
- Account Manager participation
- Field Supervisor participation – when available
- Horticulturist
- Senior Landscape Manager/Technician
- An owner of our firm – when available

EXHIBIT "A"

SERVICE DESCRIPTION AND SPECIFICATIONS

The indications for Line Items correspond to the Itemized Bid Forms – Exhibit "B" and are to be performed to the frequencies specified.

I. TURF MAINTENANCE

ST. AUGUSTINE TURF MAINTENANCE

A. Mowing

Turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one-third (1/3) of the grass blade is to be removed when cutting in accordance with frequency set forth herein. ***(Unit Price Line Item: St. Augustine Mow)***

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. ***(Unit Price Line Item: Edge Bedlines/Edge Hardlines)***

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting as necessary the pH to maintain healthy plants. ***(Unit Price Line Item: Turf Fertilization)***

D. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants

throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

E. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. ***(Line Item: Irrigation Management)***

F. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Turf Weed Control)***

G. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. ***(Unit Price Line Item: Monofilament Trim)***

HYBRID BERMUDA TURF MAINTENANCE

A. Hybrid Bermuda Mowing

Hybrid Bermuda turf shall be reel mowed and/or rotary mowed, at Consultant direction, to a height of one (1.0) to two and one-half (2.5) inches in accordance with frequency set forth herein. ***(Unit Price Line Item: Hybrid Bermuda Mow)***

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed

lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. ***(Unit Price Line Item: Edge Bedlines/Edge Hardlines)***

C. Overseeding

All turf areas shall be prepared and overseeded with 280# per acre of a Grade "A" quality Blue Tag Perennial Ryegrass. This seed shall be free of "Poa annua" and other noxious weed seeds. Overseeding will begin in November, with 90% germination of all areas by December 31. Reducing the height of turf prior to overseeding is acceptable. Contractor shall not change the above schedule, rates, or specifications without approval of District Manager. ***(Unit Price Line Item: Hybrid Bermuda Overseeding)***

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Unit Price Line Item: Turf Fertilization)***

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. ***(Line Item: Irrigation Management)***

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Turf Weed Control)***

H. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. ***(Unit Price Line Item: Monofilament Trim)***

BAHIA / LAKE SHORE TURF MAINTENANCE

A. Mowing

Non-Boulevard Bahia and Lake / Retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches for a total of twenty-one (21) cuts in accordance with frequency set forth herein. The distribution of the cuts are:

i. November – 1
ii. December – 1
iii. January - 1
iv. February - 1
v. March - 1
vi. April - 2
vii. May - 3
viii. June - 2
ix. July - 3
x. August -2
xi. September - 2
xii. October - 2

(Unit Price Line Item: Bahia Mow)

B. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas.

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Bi-Annual turf fertility applications will occur in March and October.

III. SHRUB AND GROUNDCOVER MAINTENANCE

A. Shrub Pruning

All shrubs shall be pruned using a combination of hand pruning and has shears to remove dead and/or damaged wood to allow for natural development of plant material and to create the effect intended by the Consultant and Owner and/or District Manager. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries. Deep hand pruning and/or structure pruning shall be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, and to promote interior growth and an aesthetically pleasing appearance. Removal of up to 50% of the height and foliage of plants or greater depending on the age and size of plant material, shall take place during these prunings. ***(Line Item: Shrub/Groundcover Pruning)***

B. Ornamental Grass Pruning

All Ornamental grasses shall be pruned to an approximate 12 to 18-inch height removing previous year's growth and drying and declining foliage. This pruning shall take place once plants begin to "shatter" or fall apart, approximately October. All pruning debris shall be removed from the site. ***(Line Item: Shrub/Groundcover Pruning)***

C. Groundcover Pruning

Groundcover shall be pruned as needed to maintain separation away from base of trees, shrub masses, and hardscapes. All pruning debris shall be removed from the site. ***(Line Item: Shrub/Groundcover Pruning)***

D. Fertilization

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

necessary to maintain healthy plants. ***(Unit Price Line Item: Shrub Fertilization)***

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Fire ants shall be treated and mounds removed as needed. Contractor shall be responsible for removal of Fire ant mounds from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the Owner and/or District Manager in writing, and will be responsible for replacement of these items. In the event of automatic control interruption, the Contractor shall responsible for manual watering of any turf, shrub or groundcover areas, until automatic control is resumed. ***(Unit Price Line Item: Irrigation Management)***

G. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained to control and strive to eliminate weeds. ***(Line Item: Bed Weed Control)***

IV. TREE MAINTENANCE

A. Pruning

Contractor shall be responsible for maintaining all trees along boulevards, roadways, parks, activity areas, conservation areas, and all designated neighborhoods such that no branches/limbs will overhang on sidewalks and parking areas lower than 10 feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet, excluding palm trees. Trees located in natural area shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

Contractor will be responsible for pruning all ornamental trees. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth. ***(Unit Price Line Item: Tree Pruning)***

Palm Pruning

All palms shall be pruned and shaped as required, removing dead fronds and spent seedpods. Palms should not be severely pruned. All palms should be pruned at a 90-degree angle, no "carrot topping." Palms are to be thoroughly detailed with all fronds trimmed to lateral position and removal of all seed heads. When pruning Canary Island Date palms, all pruning equipment shall be sterilized prior to the pruning of each tree. Spikes are never to be used when climbing trees/palms. ***(Unit Price Line Item: Palm Pruning)***

B. Fertilization

Contractor shall be responsible for fertilizing all planted trees that have a caliper of eight (8) inches or less. Existing mature trees do not apply. Contractor is required to notify District Manager and make recommendations, in writing, of all other trees that may need supplemental fertilization. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Unit Price Line Item: Tree Fertilization)***

Palms are to be fertilized using fertilizers especially formulated for palms. ***(Unit Price Line Item: Palm Fertilization)***

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem for all planted trees that have a caliper of eight (8) inches or less. All Palm species will be inspected for disease, including laboratory analysis, to confirm condition. Use of Palm Injections will be by Work Order on Request and Owner approval. ***(Unit Price Line Item: Insect/Disease Control)***

D. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated trees and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees/palms that were not reported to the Owner and District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any trees/palms unless plant material is under warranty. ***(Unit Price Line Item: Irrigation Management)***

E. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Consultant and/or Contractor. Trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review

and approval. (***Unit Price Line Item: Tree Pruning***)

V. SEASONAL COLOR/PERENNIAL MAINTENANCE AND INSTALLATION

A. Seasonal Color Bed Preparation

Contractor shall be totally responsible for the soil make up within each flower bed. Amendments such as, but not limited to Peat Moss, sand, organic matter, fertilizers, and fungicides may be used to create a quality growing medium in order for the annuals to flourish. Beds shall be tilled to a depth of eight (8) to 14 inches with all amendments thoroughly incorporated into the soil mix.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a grade A quality seasonal color display. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. Owner and/or District Manager and Consultant shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified on the report.

Bed areas shall be formed to create a moderate crown. Contractor shall remove rocks and debris, and trench all sides of beds that face curb or turf at a depth of three (3) inches before final mulching.

B. Seasonal Color Installation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas based on the existing beds on the property at the time of bid submittal and on the plant spacing as specified. Contractor shall be responsible for planting the specified size and quantity of plant material using designs pre-approved by the Owner and/or District Manager.

C. Seasonal Color Replacement

Contractor shall be responsible for replacing any seasonal color plants that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the Owner and/or District Manager and Consultant.

D. Mulching

Bed areas shall have one-fourth (1/4) inch of finely ground mulch at all times, not allowing bare soil areas to be visible.

E. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also

to maintain a consistent uniform mass. ***(Unit Price Line Item: Deadheading & Pruning)***

F. Fertilization

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

G. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

H. Watering

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

Contractor shall not be responsible for the manual watering of any plant material unless plant material is under warranty. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established. ***(Unit Price Line Item: Watering)***

I. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Bed Weed Control)***

J. Perennial Maintenance

Perennials such as but not limited to Daylilies, Rudbeckia, Sedum, Iris, Daffodils, Lantana, etc. shall be pruned removing all spent blooms, flower stalks, and dormant and declining foliage. The timing of this pruning may be seasonal, Owner and/or District Manager and/or Consultant request, or for the aesthetic improvement of the landscape. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included. ***(Line Item: Deadheading and Pruning)***

VI. MULCHING FOR TREE AND SHRUB BED AREAS

CONTRACTORS ARE NOT TO BID FOR MULCH SERVICES

A. Mulch

Contractor will be responsible for pricing complete application(s) of Pine Bark Nugget or Chocolate Dyed Wood Chip Mulch which will occur at the District Manager's discretion. Mulch is to be spread at a depth of one and one-half (1.5") inches such that none of the old or previously laid mulch is visible.

Contractor shall be responsible for weekly raking and grooming of mulch areas within beds and all playgrounds.

Contractor shall be responsible for removal of mulch from paved surfaces, curbs, and sidewalks. Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the bid process. Contractor is responsible for spot mulching of any bare soil areas that have resulted due to underestimation of mulch or landscape maintenance performance, i.e., mower damage around bedlines, etc.

Contractor shall be responsible for installing mulch as needed in playgrounds. Owner shall be responsible for supplying mulch needed for playgrounds only.

Contractor shall provide a sample of mulch prior to installation and must have written approval prior to beginning work. ***(Unit Price Line Item: Mulch)***

B. Trenching

Bedline edges shall be trenched and beveled at a depth of three (3) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All beds bordered by turf shall be defined and only have areas growing into the beds removed. A three (3)-inch deep trench along turf bedlines are not required. All tree wells located in turf areas shall have root balls raked smooth, and shall be trenched and beveled at a depth of three (3) inches. . All trenching soil including mulch and debris shall be disposed of off site and is not to be redeposited back into bed areas. This service is to completed annually at the first application ***(Unit Price Line Item: Mulch)***

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

A. Cleanup Procedures

As a part of each weekly maintenance visit, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. A complete sweeping or blowing, by mechanical means, of the entire roadways,

curbs, gutters, drains, and sidewalk areas will also be performed. This will encompass complete removal of weeds at curbs, sidewalks, parking lot surfaces, roadways, and pavers, and other trash that has settled in these areas. Parking lot areas will be kept clean within 15 feet of curbs and planted areas. ***(Unit Price Line Item: Debris Disposal)***

B. Road Kill

Contractor shall be responsible for removal and proper disposal of any animal carcass Monday through Friday. ***(Unit Price Line Item: Debris Disposal)***

C. Park Trash Containers

Contractor shall be responsible for emptying and replacing trash liners of all trash containers every fourth day or when container is 85% full or twice a week Monday through Friday. ***(Unit Price Line Item: Debris Disposal)***

D. Weed Control

All parking lot areas, roadways, parkways, pavers, curbs, gutters, drains, driveways, sidewalks areas, paths and bike paths shall be maintained to control and strive to eliminate weeds. ***(Unit Price Line Item: Bed Weed Control)***

E. Disposal of Debris

All debris shall be disposed of off site. Owner shall furnish area for Contractor dumpster storage. ***(Unit Price Line Item: Debris Disposal)***

F. Severe Weather Cleanup

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

G. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions. ***(Unit Price Line Item: Debris Disposal)***

VIII. LEAF REMOVAL

A. Leaf Collection

Fallen leaves in all areas shall be collected no less than four (4) times per year and removed from property. This is to be done as requested by the Consultant and Owner and/or District Manager from the beginning of November through February, or until leaf dispersement ceases.

On a weekly basis, the Contractor will collect leaves from focal areas, bed, and turf areas to prevent heavy build-up and cause damage to plant material by smothering. ***(Unit Price Line Item: Debris Disposal)***

B. Disposal of Debris

All debris shall be disposed of off site. ***(Unit Price Line Item: Debris Disposal)***

IX. NATURAL AREA MAINTENANCE

All mulched wooded natural areas should be kept free of limbs and weeds over growing formally maintained areas. Natural leaf drop will not have to be removed.

Contractor shall be responsible for maintaining a three-foot (3-foot) buffer between formally maintained areas and natural vegetation growth including but not limited to trees, vines, or large variety weeds. A non selective herbicide chemical buffer may be established in these areas. ***(Unit Price Line Item: Debris Disposal)***

X. PLANT MATERIAL DISPOSAL

A. Removal

Dead plant material, not requiring general tree surgeon practices for removal shall be removed and disposed of immediately by the Contractor. ***(Unit Price Line Item: Debris Disposal)***

B. Replacement

Contractor shall contact and advise the District Manager, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

XI. IRRIGATION SYSTEM

A. Irrigation Inspection and Management

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first

30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner. Owner shall be responsible for all costs associated with making irrigation systems completely operational prior to Contractor assuming responsibility as described throughout Section XI. Irrigation System. Capital improvements are to be reviewed by the Owner. In the event of phased repairs, the Contractor will assume liability as system is renovated.

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

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

Contractor shall be responsible for checking and adjusting all Controllers to assure proper operation. ***(Unit Price Line Item: Irrigation Management).***

XII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATION SHEET

A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The Specifications are intended to be consistent with current label instructions. In the event the Specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be placed in visible locations prior to spray applications.

B. Contractor will be responsible for applying chemicals and fertilizers. The following rates are general guidelines and are to be used as such. Contractor is totally responsible for furnishing the Owner with healthy, vigorous plant material throughout the term of the contract.

C. Chemical forms may vary with weather conditions.

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

E. Contractor will be responsible for taking general and micronutrient tests of turf and shrub bed areas. Owner, District Manager and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems

identified by the report within 45 days of the execution of the contract.

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

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

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

COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: RedTree Landscape Systems, LLC DATE: November 10, 2025

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
76	Trucks	Where they are needed	Holiday FL
56	Trailers	Where they are needed	Holiday FL
31	Heavy Equipment	Where they are needed	Holiday FL
110	Mowers	Where they are needed	Holiday FL
515	Hand Tools	Where they are needed	Holiday FL

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

EQUIPMENT LIST

TRUCKS

6	Ford F-150 Pick-Up Trucks
10	Ford F-250 Pick-Up Trucks
12	Ford F-350 Dump Trucks
18	Ford F-450 Dump Trucks
5	Ford F-550 Dump Trucks
4	Ford F-700 Dump Trucks
5	Isuzu NPR Dump Trucks
2	Isuzu NPR Pest Control Tanker Trucks
1	Mack R-Model Water Tanker Truck
1	Mack F-Model Trailer Hauling Truck
12	Ford Transit Irrigation Vans
76	**TOTAL TRUCKS**

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

TRAILERS

18	20' Green Thumb Enclosed Trailers
14	24' Green Thumb Enclosed Trailers
8	16' Green Thumb Enclosed Trailers
4	12' Green Thumb Enclosed Trailers
6	20' Green Thumb Open Trailers
6	24' Big Tex Heavy-Duty Flatbed Trailers
56	**TOTAL TRAILERS**

redtree
Landscape Systems

The New Standard in Landscape Maintenance

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HEAVY EQUIPMENT

6	John Deere Skid Steers w/attachments
4	John Deere Front End Loaders
4	Vermeer 12" Diameter Wood Chippers
3	Nifty 60' Articulating Mobile Arial Lifts
3	Vermeer Stump Grinders
11	John Deere Gators
4	Mobile Fertilizer & Pesticide Applicators
31	**HEAVY EQUIPMENT**

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

LAWN MOWERS

5	36"	John Deere Stander Mowers
15	52"	John Deere Stander Mowers
17	60"	John Deere Riding Mowers
5	72"	John Deere Riding Mowers
14	48"	Ex-Mark Walk-Behind Mowers
18	52"	Ex-Mark Walk-Behind Mowers
28	60"	Ex-Mark Walk-Behind Mowers
6	60"	Scag Riding Mowers
5	48"	Walker Leaf-Vac Mowers
2	72"	John Deere Bushhog Tractors
110	**TOTAL MOWERS**	

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

HAND TOOLS

125	Stihl Line Trimmers
145	Stihl Stick Edgers
154	Stihl Back-Pack Blowers
83	Stihl Hand-Held Blower
112	Stihl Chain Saws / Power Pruners
4	Mobile Power Blowers
8	Stihl Plant Augers
515	**TOTAL HAND TOOLS**

OCCUPATIONAL LICENSE

PASCO COUNTY BUSINESS TAX RECEIPT

2026

Expires September 30th

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

ACCOUNT #:: 105879

SIC CODE: 0781.01

TYPE OF BUSINESS
LANDSCAPING SERVICE

STATE LICENSE # /or COUNTY COMP CARD #

OWNER/QUALIFYING AGENT
LUCADANO PETER

REDTREE LANDSCAPE SYSTEMS LLC

5532 AULD LANE
HOLIDAY, FL 34690

LOCATION ADDRESS:
5532 AULD LANE
HOLIDAY, FL 34690

DATE	RECEIPT	AMOUNT
07/17/2025	25-150-001989	70.00

COMPLETED W-9 FORM

Form **W-9** (Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

RedTree Landscape Systems, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

5532 Auld Lane

6 City, state, and ZIP code

Holiday, FL 34690

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number: ___ - ___ - ____

or

Employer identification number: 82-3591450

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person *Peter Lucadano* Date **September 12, 2025**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CERTIFICATE OF INSURANCE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/8/2025

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

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

PRODUCER	CONTACT NAME: Lauren Mueller
Higginbotham Insurance Agency, Inc. 91 Lake Morton Drive Lakeland FL 33801	PHONE (A/C, No, Ext): 863-688-5495 FAX (A/C, No): E-MAIL ADDRESS: StahlCertificatesLakeland@higginbotham.net
License#: 2081754	INSURER(S) AFFORDING COVERAGE — NAIC #
INSURED RedTree Landscape Systems, LLC 5532 Auld Lane Holiday FL 34690	REDTLAN-01 INSURER A : Southern-Owners Insurance Company — 10190 INSURER B : Auto-Owners Insurance Company — 18988 INSURER C : RetailFirst Insurance Company — 10700 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 655254470 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			72265505	4/1/2025	4/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY [X] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			5226550501	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			5226550502	4/1/2025	4/1/2026	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			52056705	10/5/2025	10/5/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

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

CERTIFICATE HOLDER

For Informational Purposes Only

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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STATE OF FLORIDA IRRIGATION CONTRACTORS LICENSE

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
ABST Delinquent Invoice & Activity List Search

LICENSEE DETAILS *10:11:32 AM 8/12/2025*

Licensee Information

Name:	LUCADANO, PETER (Primary Name) REDTREE LANDSCAPE SYSTEMS LLC (DBA Name)
Main Address:	5532 AULD LANE HOLIDAY Florida 34690
County:	PASCO

License Information

License Type:	Certified Specialty Contractor
Rank:	Cert Specialty
License Number:	SCC131153873
Status:	Current,Active
Licensure Date:	08/07/2025
Expires:	08/31/2026

Special Qualifications	Qualification Effective
Construction Business	08/07/2025
Irrigation Specialty Contractor	08/07/2025

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

IRRIGATION CONTRACTORS LICENSE - COUNTY OF ORIGIN

PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING

PASCO COUNTY FLORIDA

C.C. # LSS-08912

Name: PETER LUCADANO

Contractor Type: PC Irrigation

Business Name: **REDTREE LANDSCAPE SYSTEMS LLC**
5532 AULD LANE, HOLIDAY, FL 34690

UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY EXPIRING 09/30/2026

09/16/2024
DATE

PEST CONTROL & FERTILIZATION LICENSES

State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

PEST CONTROL BUSINESS LICENSE

License Number: JH273633

REDTREE LANDSCAPE SYSTEMS
5532 AULD LANE, HOLIDAY, FL 34690

LAWN

This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law, Chapter 482, Florida Statutes.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: September 18, 2025
Expiration Date: May 31, 2026

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF132079

LUCADANO, PETER
1746 nodding thistle drive
new port rickey, FL 34655

Categories
LAWN

Issued: 07/30/2025 Expires: 06/01/2026

Peter Lucadano

Signature of Certificate Holder WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Limited Urban Commercial Fertilizer Applicator
Certificate # LF203707

LUCADANO, PETER
1746 nodding thistle drive
new port rickey, FL 34655

Category
LF

Issued: 05/30/2025 Expires: 04/22/2029

Signature of Certificateholder WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF118508

LUCADANO, DAVID
5532 AULD LANE
HOLIDAY, FL 34690

Categories
LAWN

Issued: 07/30/2025 Expires: 06/01/2026

Signature of Certificate Holder WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Limited Urban Commercial Fertilizer Applicator
Certificate # LF208136

LUCADANO, DAVID
5532 AULD LANE
HOLIDAY, FL 34690

Category
LF

Issued: 08/22/2025 Expires: 08/27/2029

Signature of Certificateholder WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

CERTIFIED ARBORIST DESIGNATIONS

The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Certified Arborist ®

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

Caitlyn Pollihan
CEO & Executive Director

14 April 2007 — Issue Date
30 June 2028 — Expiration Date
FL-3612A — Certification Number

ANAB ACCREDITED

The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Tree Risk Assessment Qualification

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

21 March 2013 — Issue Date
05 April 2020 — Expiration Date

BEST MANANGEMENT PRACTICES

UF IFAS
UNIVERSITY of FLORIDA

GV3548-1
Certificate #

GV3548
Trainee ID #

Certificate of Training
Best Management Practices
Florida Green Industries

Peter Lucadano

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer	D. Rainey	10/21/2008	
	Instructor	Date of Class	DEP Program Administrator

Not valid without seal

UNIVERSITY OF FLORIDA
IFAS EXTENSION

GV4001-1
Certificate #

GV4001
Trainee ID #

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

David Lucadano

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Dr. L.E. Trenholm	Trenholm	1/27/2009	
Issuer	Instructor	Date of Class	DEP Program Administrator

Not valid without seal

FNGLA CERTIFICATIONS

FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Peter Lucadano

H05549

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2027
Certified Since: 12/10/2003

FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano

H05548

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2027
Certified Since: 12/10/2003

FNGLA
CERTIFIED PROFESSIONAL CONTRACTOR

The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano

C00200

The Title of
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2027
Certified Since: 11/7/2001

Phil Buck, FNGLA President

Merry Matt, FNGLA Certification Director

FNGLA
CERTIFIED PROFESSIONAL HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Kevin Smith

H9356997

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2025
Certified Since: 12/26/2022

Eric Smith, FNGLA President

Merry Matt, FNGLA Certification Director

State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: **AD2671**
Issue Date: October 15, 2025
Expiration Date: October 10, 2026

POST CERTIFICATE CONSPICUOUSLY

License as Dealer in Agricultural Products

Section 604.15-604.30, Florida Statutes

REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LN
HOLIDAY, FL 34690-2203

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

landscape industry certified

E-Verify Enrollment Verification

Company Name
RedTree Landscape Systems, LLC

Doing Business As (DBA) Name

Company ID
2394954

Enrollment Date
Mar 01, 2024

Employer Identification Number (EIN)
823591450

Unique Entity Identifier (UEI)

DUNS Number
051315696

Total Number of Employees
100 – 499

NAICS Cod
811

Sector
Other Services (Except Public Administration)

Subsector
Repair and Maintenance

My Company is configured to:
Verify Its Own Employees

Physical Address
5532 Auld Lane
Holiday, FL 34690

Mailing Address
Same as Physical Address

DIVISION of CORPORATIONS
an official State of Florida website

Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number	L17000248407
FEI/EIN Number	82-3591450
Date Filed	12/05/2017
State	FL
Status	ACTIVE

Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

DUN & BRADSTREET REGISTRATION

The following is the Dun & Bradstreet D-U-N-S® Number for

REDTREE LANDSCAPE SYSTEMS LLC
5532 Auld Ln
Holiday, Florida 34690
727 919-3915

D-U-N-S number: 051315696

FINANCIAL CAPABILITIES AND RESOURCES

RedTree Landscape Systems LLC is a well-capitalized company, privately owned by Peter and David Lucadano.

- We are not a publicly traded company, and we have no equity investors or partners.
- Our debt ratio is low which allows us to purchase materials and assets by cash, when needed.
- We maintain excellent credit and credit lines with all our suppliers and vendors.
- We have over 2 million dollars in credit lines available to us through Ford Motor Credit and John Deere Company, to allow for truck and equipment purchases when necessary.
- All our payroll and payroll taxes are paid on a weekly basis.
- Our federal and state income taxes for our business are paid on a quarterly basis.

For more information on our financial capabilities and status, please feel free to contacts us or our CPA.

Nancy Leins, CPA
(813) 760-5112
nancyleinscpa@gmail.com

E-Verify Enrollment Verification

Company Name
RedTree Landscape Systems, LLC

Doing Business As (DBA) Name

Company ID
2394954

Enrollment Date
Mar 01, 2024

Employer Identification Number (EIN)
823591450

Unique Entity Identifier (UEI)

DUNS Number
051315696

Total Number of Employees
100 – 499

NAICS Cod
811

Sector
Other Services (Except Public Administration)

Subsector
Repair and Maintenance

My Company is configured to:
Verify Its Own Employees

Physical Address
5532 Auld Lane
Holiday, FL 34690

Mailing Address
Same as Physical Address

DIVISION of CORPORATIONS
an official State of Florida website

Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number	L17000248407
FEI/EIN Number	82-3591450
Date Filed	12/05/2017
State	FL
Status	ACTIVE

Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

DUN & BRADSTREET REGISTRATION

The following is the Dun & Bradstreet D-U-N-S® Number for

REDTREE LANDSCAPE SYSTEMS LLC
5532 Auld Ln
Holiday, Florida 34690
727 919-3915

D-U-N-S number: 051315696

Dedicated Care. Sustainable Excellence.

Watergrass II Community Development District

Landscape and Irrigation Maintenance Services

Wesley Chapel, Florida

November 10, 2025

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To the Inframark Team,

On behalf of the entire Russell Landscape team, I want to thank you for the opportunity to submit our proposal to serve the Watergrass II Community Development District. We are genuinely excited about the prospect of partnering with you to enhance and maintain the outdoor spaces that define your community.

Your community reflects high expectations, and we are committed to meeting them with the same dedication and precision that guide all of our work.

At Russell Landscape, we embrace that legacy. Every hedge we trim and every lawn we maintain embodies the promise of "**Dedicated Care. Sustainable Excellence**." It's not just a tagline—it's a daily practice. Whether we're caring for the open green spaces, pathway borders, or lakeside plantings, our team pays meticulous attention to the unique needs of your community—ensuring longstanding beauty, safety, and sustainability.

We value the trust you have placed in us and look forward to continuing our partnership. It is our privilege to support the vision of the Watergrass II CDD with landscaping services that uphold the quality, safety, and beauty your residents expect.

Thank you for the opportunity to serve.

Best regards,

Teddy Russell

Teddy Russell,
Owner & CEO

RUSSELL LANDSCAPE

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RUSSELL LANDSCAPE

WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT II

RUSSELL LANDSCAPE

Dedicated Care. Sustainable Excellence.

Introduction

November 10, 2025

Why Russell

Dedicated Care. Sustainable Excellence.

How we deliver:

- **One Point of Contact:** A dedicated account manager ensures clear, consistent communication.
- **Proven Experience:** Successfully maintain large-scale residential and HOA communities with similar scope, standards, and service demands as the Watergrass II CDD.
- **In-House Expertise:** From landscape architects to trained crews, your property is in expert hands.
- **Proactive Communication:** Routine walks, reports, and updates keep you informed.
- **Unwavering Standards:** Every section, every visit—held to one consistent level of excellence.

RUSSELL LANDSCAPE

About Russell

We know what it takes to maintain a property of this scale – and elevate it.

Family owned and operated, based in Sugar Hill, GA

One of the **largest landscape firms in the Southeast**

Award-winning in both installation and maintenance

Among the Top 40 Landscape Contractors in the U.S.

Core Values

- **Faith & Family**
- **Integrity**
- **Heart of Service**
- **Pursuit of Knowledge & Excellence**

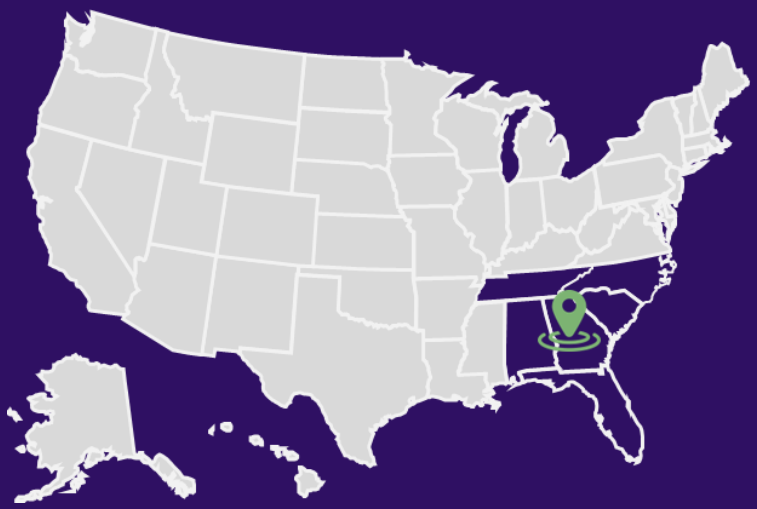
Full-Service Capabilities

Russell Landscape Group offers a complete suite of commercial landscaping services, including:

- Design / Build
- Landscape Installation
- Irrigation Install & Repair
- Grading & Drainage Solutions
- Seasonal Color Programs
- Turf Establishment & Sod Installation
- Outdoor Lighting
- Site Amenities & Furnishings
- Hardscapes
- Horticulture
- Landscape Maintenance

About Russell

Rooted in Excellence. Growing with Purpose.



15 Branches

- ❑ Tampa
- ❑ St. Petersburg
- ❑ Pensacola
- ❑ Fort Walton
- ❑ Destin
- ❑ Acworth
- ❑ Canton
- ❑ Cobb
- ❑ Doraville
- ❑ Grayson
- ❑ Sugar Hill
- ❑ Savannah
- ❑ Charleston
- ❑ Raleigh
- ❑ Nashville

At Russell, our team is built on **decades of hands-on experience** in commercial landscaping.

From turf health to large-scale irrigation systems, plant selection, and seasonal color programs—we bring a deep understanding of what it takes to maintain and enhance complex landscapes.

Our experts don't just know the industry; they've helped shape it.

1,000+ Employees

Single point of contact

Clear, Consistent Communication

To ensure successful service delivery, Russell Landscape will assign a dedicated Account Manager (bio on following slides) to manage the Watergrass II CDD. Responsibilities will include:

- **Serving as the single point of contact**
- **Conducting regular site walks and coordination meetings**
- **Evaluating current landscape conditions and identifying enhancement opportunities**
- **Verifying completion of previous requests**
- **Aiming to minimize surprises through proactive communication**

Following each walk, a written report will be shared with the property management team. This report will serve as:

- **A 30-day action plan for Russell**
- **A communication tool for property managers to update internal stakeholders**

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Full team support

Deploying our full team to support your needs

Your Dedicated Russell Team

Experts in their craft

Delfino Agustin

Account Manager

Senior Account Manager Delfino will oversee the day-to-day management of the community. With 20+ years in commercial landscape management, extensive plant identification expertise, and multiple licenses, he brings both knowledge and a results-driven approach to his role. Known for his sharp eye for detail and commitment to client service, Delfino consistently turns challenges into opportunities and enhances community appeal with professionalism.

(C) 941.414.1986

delfinoa@russelllandscape.com

Doug Borgh

Branch Manager

Doug brings nine years of progressive landscape management experience, beginning as a crew member and advancing through roles in maintenance, enhancements, irrigation, and operations leadership. He joined Russell Landscape through the acquisition of Southern Hospitality, where he helped grow and streamline maintenance operations. Holding NALP and FNGLA certifications, Doug combines hands-on technical knowledge with a proven ability to lead teams and deliver consistent, high-quality results. A former coach with the Blue Jays and Yankees organizations, he brings the same focus on teamwork, discipline, and performance to every project he oversees.

(C) 727.385.8265

dougb@russelllandscape.com

Allen Corbin

Regional Manager

With six years of total experience at Russell Landscape, Allen has steadily advanced through the ranks, demonstrating a strong work ethic, technical knowledge, and leadership skills. His career reflects a deep commitment to both personal and professional growth, with a proven track record of delivering results across multiple roles. As a Certified Crop Advisor, Allen brings a science-based, solutions-oriented approach to landscape management—supporting healthy, sustainable landscapes and excellent client outcomes.

(C) 470.760.2528

allenc@russelllandscape.com

RUSSELL LANDSCAPE

Your Support Services Team

Experts in their craft

Stephen Alvarez

Production Manager

Stephen brings over 10 years of horticultural experience to the team, including six years at Russell Landscape. His deep expertise and hands-on leadership consistently drive the success of our projects. He reports directly to the Account Manager and plays a key role in managing daily operations and maintaining the highest quality standards.

(C) 813.610.5389

stephena@russelllandscape.com

Jason Alzamora

Enhancement Manager

As Enhancement Manager, Jason plays a vital role in supporting service operations, including oversight of our irrigation management program. With over 15 years of landscaping experience and certification as an arborist, he brings specialized expertise in tree care. Jason also holds OSHA certification. He reports directly to the Account Manager.

(C) 941.713.7041

jasona@russelllandscape.com

Montel Williams

Horticultural Technician

As Horticultural Technician, Montel brings 5 years of industry experience and has been part of the Russell Landscape team for the past year. A licensed applicator, he combines technical expertise with a disciplined background as a former police officer. His attention to detail and commitment to quality ensure landscapes are maintained with precision and care. He reports directly to the Account Manager.

montelw@russelllandscape.com

RUSSELL LANDSCAPE

Your Corporate Leadership Team

Experts in their craft

Brandon Thomas

Vice President – Customer Service

A member of the Russell Landscape team since 2000, Brandon brings over 20 years of experience in the landscape industry. He holds a Bachelor of Science in Landscape Horticulture from Auburn University (Class of 1999) and is a Certified Landscape Professional. His involvement in organizations such as the Turfgrass Association, Urban Agriculture Council, and Community Association Institute reflects his deep commitment to industry excellence and client service.

(C) 770.391.9068

brandont@russelllandscape.com

Josh Camp

Vice President - Maintenance

A graduate of Abraham Baldwin Agricultural College with a degree in Turfgrass and Golf Course Management, Josh brings over 20 years of experience in the commercial landscape industry. Since joining Russell Landscape in 2015 as an Account Manager, he has quickly advanced into a key leadership role. His broad expertise spans horticulture, landscape installation, floriculture, irrigation, commercial maintenance, and enhancement services—exemplifying our commitment to industry-leading talent and service excellence.

(C) 404.557.5450

joshc@russelllandscape.com

RUSSELL LANDSCAPE

WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT II

RUSSELL LANDSCAPE

Dedicated Care. Sustainable Excellence.

Scope & Strategy

November 10, 2025

Understanding the scope

We understand that the Watergrass II CDD is seeking a landscape maintenance partner capable of delivering reliable, high-quality, and detail-focused service across a large, visually prominent community.
Our team has thoroughly reviewed the full scope of services outlined the RFP. We are confident in our ability to execute the contract successfully—while consistently meeting and exceeding expectations.

We recognize that the Watergrass II CDD is a high-visibility, high-expectation community. Our proactive, comprehensive approach ensures consistent results, responsive service, and seamless communication.
More than just a vendor, Russell Landscape is committed to being a trusted partner—protecting and enhancing the beauty and quality of life of your neighborhoods.

Our Approach to Operational Management

Executing—and Exceeding—Contract Expectations

At Russell, our operational management approach is intentional, disciplined, and results-driven. We believe in scripting our operations to deliver maximum quality and consistency for your community.

We utilize detailed **Operational Path of Motion Maps** and **Sequencing Plans** to ensure every man-hour delivers optimal value. This structured methodology is designed to enhance efficiency, quality, and transparency.

What does this mean for your community?

Confidence and peace of mind—knowing that we not only have a plan, but that we're executing it with precision. Our approach ensures complete predictability of where our teams will be and when, fostering accountability and delivering a seamless experience to residents and board members alike.

This proactive planning also improves communication and creates a shared framework that allows Russell and the Board to resolve issues quickly and effectively.

SAMPLE MOWING MAP

mapa de corte

KEY:

Parking
Aparcamiento

Start Mowing Here
- Follow arrows in direction
Comience a cortar aqui
- Sigue las flechas en direccion

Stop Mowing Here
Deja de cortar aqui

Follow Arrow Direction
Seguir la direccion de la flecha

Staffing Plan & Maintenance Execution

Dedicated Crews, Calculated Hours and Full Accountability

Russell Landscape has carefully calculated the specific number of man-hours required to maintain each area of the property, both individually and collectively, ensuring efficient and effective service delivery on site during the standard four (4) days per work week schedule.

To meet the demands of the growing season, we deploy a dedicated team structure designed for performance and accountability to the District:

Full-Time Account Manager – primary point of contact
Full-Time Production Manager – oversees all field operations and crews
Two-Person Irrigation Team – performs monthly wet checks and completes in-contract irrigation repairs to maintain proper system function and water efficiency
One-Person Horticultural Technician –specialized care for plant material, including fertilization, pest/disease management
(2) Three-Person Maintenance Teams – mowing, edging, trimming, pruning responsible for trash removal and weed control (Monday– Thursday, 10-hour days)

To ensure no service item is left incomplete, additional crews are available on Fridays and weekends to address special requests or any outstanding maintenance needs from the regular weekly visits.

All crews are fully equipped with the necessary tools and machinery, including large and push mowers, metal-blade edgers, string trimmers, blowers, backpack sprayers, and essential hand tools such as pruning shears, shovels, tarps, rakes, and brooms. See next page for full equipment list.

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Equipment Availability & Commitment

Prepared, Equipped, and Ready to Perform

Equipment	
36" Mower - Wright	72" Mower - John Deere
Trailer - Down 2 Earth	48" Mower - John Deere
RTV - John Deere	72" Mower - John Deere
36" Mower - Exmark	72" Mower - John Deere
36" Mower - Wright	72" Mower - John Deere
36" Mower - Exmark	48" Mower - John Deere
72" Mower - Exmark	36" Mower - John Deere
RTV - American Landmaster	54" Mower - John Deere
36" Mower - Wright	36" Mower - John Deere
52" Mower - Exmark	48" Mower - Exmark
48" Mower - Exmark	48" Mower - Exmark
72" Mower - Exmark	36'' Mower - John Deere
96" Mower - Exmark	36" Mower - John Deere
48" Mower - Exmark	48" Mower - John Deere
48" Mower - Exmark	48" Mower - John Deere
72" Mower - Exmark	58" Mower - John Deere
96" Mower - Exmark	58" Mower - John Deere
Trailer - Hardeebilt Trailers	72" Mower - John Deere
52" Mower - Exmark	72" Mower - John Deere
72" Mower - Exmark	60" Toro Reelmaster
52" Mower - Exmark	Stihl Backpack Blowers
48" Mower - Exmark	Stihl Hedge Trimmers
48" Mower - Exmark	Stihl Stick Edgers
48" Mower - Exmark	Stihl Gas Shears
86" Reel Mower - John Deere	Stihl Pole Chainsaws
Isuzu 1-Ton Trucks w/ 600 Gl	
Spray Rigs	Honda Pressure Washer
	Little Wonder Street
Isuzu 1-Ton Equipment Trucks	Blower
Bed-Trenching Machine	

This Equipment List outlines the equipment currently available and designated for regular use on your property.

If additional tools or machinery are needed to meet site-specific requirements, Russell Landscape is fully prepared to allocate or procure the necessary resources to ensure all performance standards are met without compromise.

RUSSELL LANDSCAPE

Russell Landscape Florida, LLC

TRANSITION PLAN:

First 30 Days:

- Conduct inspection of service location with the Watergrass II CDD team. Provide typed results of inspection with items to address within the first 30 days by Russell's operational team. Ensure all have a clear understanding of the primary concerns and expectations to ensure site improvement from day one.
- Obtain soil samples of turf from multiple areas for base line reading of pH and soil needs. Depending on soil test results, we will update our recommended turf program for the coming year. Address any broad leaf weeds and grassy weeds in the turf and establish chemical plan for common areas based on existing strand of turf grass.
- Russell's irrigation team will conduct a complete evaluation of any existing irrigation systems checking irrigation heads, valves, controllers, and settings. Check to ensure each controller has automatic rain sensors and zone separation. Note irrigation issues such as broken heads, electrical issues, broken lateral lines or main lines. Provide the Watergrass II CDD team a detailed irrigation inspection report. Detailed irrigation mapping of the system showing main line shut offs, types of heads, zone coverage, and recommendations to improve/reduce water usage can be provided at an additional fee after system functionality has been restored.
- Inspect planting beds, review mulching schedule, and address bare areas in the planting beds. Establish defined bed lines using bed line trencher and shovels incorporating all natural areas and bare spots due to tree cover or other natural cause. Identify/address unsightly plants-and make recommendations, remove dying or dead plants and develop a replacement plan for Watergrass II CDD if desired.
- Seasonal color team to inspect all seasonal color beds, treat insect infested or diseased plants, apply fertilizer, and touch up with fresh mulch. Schedule a meeting with Watergrass II CDD's team to discuss spring color designs and goals for the future.
- International Society of Arboriculture (ISA) Certified Arborist to conduct a tree inspection, note pruning requirements, insect disease or fertility issues, and make recommendations to address any safety issues. Insure we have building clearance and security lights are not being obstructed by tree limbs.
- Begin building Integrated Pest Management (IPM) program.
- Provide Watergrass II CDD's leadership with our 24/7 contact information, including cell phone numbers and email addresses for contacting our managers in the event of an emergency.
- Take pictures of sites to document existing conditions and to demonstrate improvements moving forward.

First 60 days:

- Conduct our 2nd inspection with the Watergrass II CDD team to review prior month's results and ensure all items have been addressed. Provide a written report and grade the property from an overall impression to determine focus for the next 30 days.
- Make recommendations with cost estimates for enhancements to Watergrass II CDD's team for budgeting purposes specifically looking for security issues and visual improvement. Intent is to ensure the overall safety and curb appeal of the community with an agreed plan for execution with the Watergrass II CDD team.
- Follow up with our seasonal color designs for the next scheduled color install. Seasonal color team to have completed several inspections and treatments by this point. Evaluate progress and make necessary changes in protocol to get results expected.
- Evaluate turf quality and plant health, related to fertility, insect and disease and overall plant vigor. Make necessary changes to plant healthcare program of Integrated Pest Management (IPM) strategy to maximize plant and turf vigor.
- Continue to monitor irrigation systems operational performance. Provide recommendations to adjust systems operations based on input from the maintenance team.

First 90 days:

- Conduct our 3rd inspection with the Watergrass II CDD team, review previous property inspection to insure all items have been addressed. Provide property inspection report and grade the property assessment.
- Monitor success of IPM system and modify as needed to ensure plant and turf vigor.
- Seasonal color team to identify any beds in need of rework prior to the next change out so we capture as part of the planting for next season.

WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT II

RUSSELL LANDSCAPE

Dedicated Care. Sustainable Excellence.

Program Details

November 10, 2025

Proactive Oversight and Reporting

Inspections, Photos, and Team Checks for Consistent Quality

At Russell Landscape, we strive to provide the highest level of quality and customer service. To maintain this standard, we have several internal protocols in place to keep communication open and ensure service excellence.

Each month, we conduct a walk or ride of the grounds with the community representative to assess current conditions, review potential enhancement projects, verify completion of prior requests, and minimize unexpected issues. We generate a written report with photographs from each visit. This report serves as our action plan for the next 30 days and can also be used by management to update property owners, citizens, tenants, and supervisors on current conditions and upcoming plans. A sample report is provided below.

Internally, we perform periodic scoring of each property to evaluate the performance of our teams, managers, and crew leaders. These scores serve as teaching and motivational tools, fostering friendly competition and celebrating successes.

By combining these two reporting methods, we ensure multiple sets of eyes review each property monthly, emerging issues are addressed proactively, and consistent communication is maintained.

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Site Audit Example

CURRENT CONDITION

Grassy weed presence noted in entrance turf / bed area.

OUR APPROACH

Grassy weed presence noted in entrance turf / bed area.

BED EDGING OBSERVATIONS

Some bed edges currently appear uneven or lack definition in key areas

OUR APPROACH

Defined, clean bed lines will be maintained consistently to elevate the property's appearance and reinforce landscape structure.

Site Audit Example, cont.

CURRENT CONDITION

Grassy weed presence noted in entrance turf / bed area.

OUR APPROACH

Grassy weed presence noted in entrance turf / bed area.

BED EDGING OBSERVATIONS

Some bed edges currently appear uneven or lack definition in key areas

OUR APPROACH

Defined, clean bed lines will be maintained consistently to elevate the property's appearance and reinforce landscape structure.

Site Audit Example, cont.

Trimming Observation

Overgrowth and vine runnersonoted in various shrubs and ground cover areas.

OUR APPROACH

Defined, clean bed lines will be maintained consistently to elevate the property's appearance and reinforce landscape structure.

PALM HEALTH OBSERVATION

A few palms on site appear to be declining or are dead.

OUR APPROACH

We recommend the removal of any non-viable palms, followed by appropriate replacement to maintain visual balance and canopy coverage. Perform regul palm pruning to promote healthy growth.

Site Audit Example, cont.

TURF CONDITION OBSERVATION

Areas of thinning, bare spots or damaged turf are noted.

OUR APPROACH

Replacement will be done using matching turf varieties to ensure seamless integration. Once installed, we will implement proper irrigation adjustments to promote establishment of install, and long-term turf health.

Design-Driven Enhancements

Powered by Russell's In-House Design & Enhancements Team

At Russell Landscape, we value long-term partnerships and take pride in delivering impactful, high-quality landscapes that enhance community appeal and functionality.

As part of our commitment to the Watergrass II CDD, we bring the strength of our **in-house landscape architecture and enhancements team** — a dedicated group focused on reimagining and revitalizing existing community spaces.

Our team works directly with property managers, boards, and stakeholders to:

- Identify high-impact enhancement opportunities
- Provide design guidance tailored to each community's character and needs
- Ensure seamless, efficient implementation using Russell's own crews

We've helped master-planned communities across the region evolve and thrive through smart, sustainable upgrades — and we'd welcome the opportunity to bring that expertise to the Watergrass II CDD.

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Lifetime Warranty

Designed to Thrive, Supported for Life

To reinforce our commitment to a long-term, mutually beneficial partnership, Russell Landscape offers:

- ***Lifetime warranty*** **on all plant material we install—applicable to both renovations and new construction**
- **Warranty is valid with *active irrigation* and *ongoing maintenance by Russell Landscape***

This offering underscores our confidence in the quality of our work and dedication to lasting results.

RUSSELL LANDSCAPE

WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT II

RUSSELL LANDSCAPE

Dedicated Care. Sustainable Excellence.

Standards & Assurance

November 10, 2025

Safety Commitment

Russell Landscape has a moral and business obligation to provide a safe work environment for its employees, subcontractors, and the public. It is, therefore, the company's policy to abide by the Occupational Safety and Health Standards and to initiate and maintain appropriate practices that promote safety in the work environment.

All our employees and subcontractors are required to attend a weekly safety program. All employees and Subcontractors are also given a company Safety Manual as well as Company Safety Rules upon hire, for their review and signature. These items include, but are not limited to:

- Safety Acknowledgement Form - Highway Right of Way Safety Training - Construction Jobsite Safety Rules - Substance Abuse Policy – Hazard Communication/MSDS - Regular Safety Training - Fire Extinguisher Safety - Fall Protection Safety - Lawn Maintenance Safety - Emergency Planning - Ladder Safety - Housekeeping/Clean-up - Electrical Safety - Excavation and Trenching Safety - Crane and Rigging Safety - Vehicle Safety - Accident Reporting

In addition, all employees are required to wear official Russell Landscape work shirts, khaki work pants, hard toe boots, yellow reflective logoed safety vests, and all appropriate PPE (Personal Protective Equipment) as determined by job specifics.

Safety Commitment, cont.

Safety Vision Statement

At Russell, safety is not just a policy—it's a mindset, a behavior, and a core value embedded in our culture. It starts at the top, with leaders setting the standard through their actions. To cultivate true buy-in, we must embody safety ourselves before we can expect others to follow. Our ultimate objective is simple yet uncompromising: **every team member returns home in the same condition they arrived—without exception, without excuse.**

Safety Expectations – What We Stand For

At every level of Russell Landscape, we commit to doing the right thing—even when it's inconvenient. Safety isn't negotiable. It's how we operate.

We will:

Lead by Example – Every leader sets the tone. Every team member follows through. Safety is modeled, not just mentioned.

Prioritize the Process, Not the Pace – If a task can't be done safely, it won't be done at all. Slowing down to do it right is not a weakness—it's discipline.

Hold Each Other Accountable – From the field to the front office, we call it like we see it. If something is unsafe, we say so. Silence is complicity.

Speak Up, Step In – See something? Say something. We have zero tolerance for looking the other way.

Own the Outcome – Each of us is responsible for our safety and for protecting the people around us. That's real accountability.

Build a Culture Where Safety Thrives – Safety isn't a program. It's a culture we're building daily—through action, communication, and consistency.

This is our standard. This is how we protect our people, our business, and our future.

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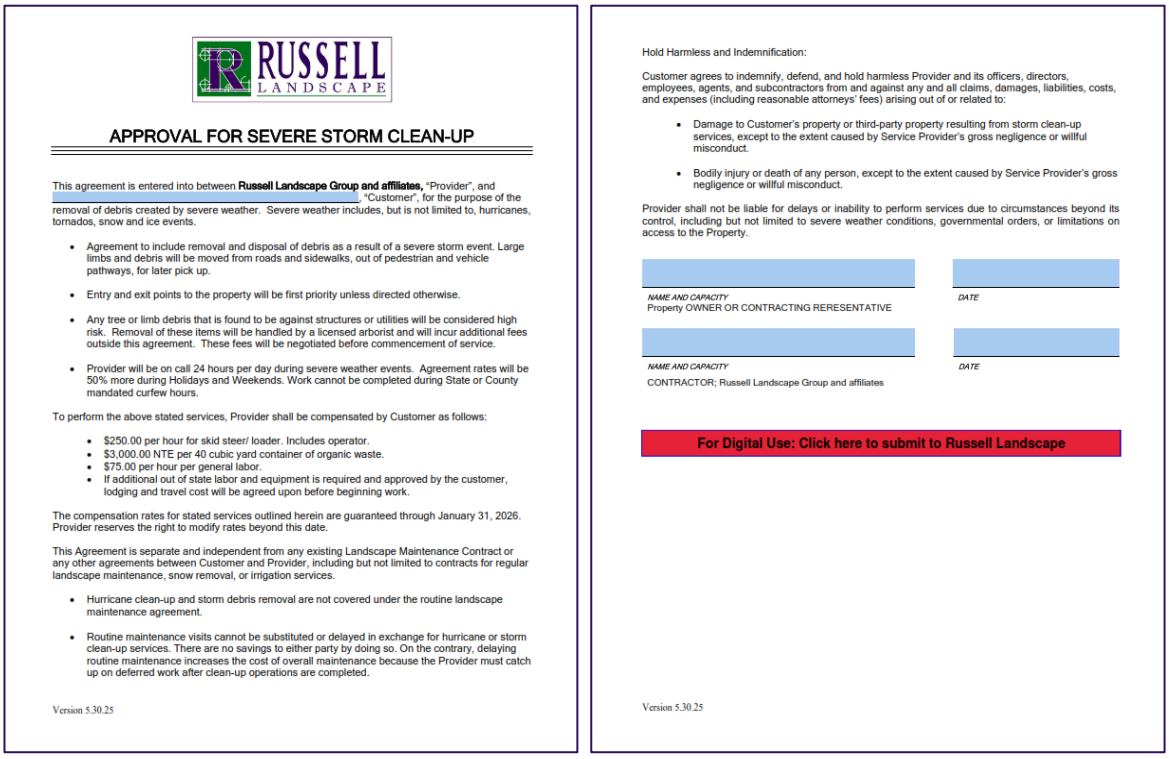
Disaster Recovery

Disaster Response and Emergency Preparedness

At Russell Landscape, we take pride in being readily available to our customers during times of need. While most of the disaster and emergency work we manage is related to storms or severe weather, we approach each situation with foresight and preparedness.

In many cases, we receive advance warning of potential weather events and proactively reach out to our clients to establish the best course of action. Because the exact nature of these events is unpredictable, we plan for worst-case scenarios—stocking materials, staging equipment, and preparing crews in advance—with debris removal within 48 hours per Part D of the Scope of Services.

With a fleet of over 300 service vehicles and nearly 1,000 employees across the Southeast, we are well-equipped to mobilize quickly and provide immediate support when and where it's needed most.



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APPROVAL FOR SEVERE STORM CLEAN-UP

This agreement is entered into between **Russell Landscape Group and affiliates,** "Provider", and _____, "Customer", for the purpose of the removal of debris created by severe weather. Severe weather includes, but is not limited to, hurricanes, tornados, snow and ice events.

- Agreement to include removal and disposal of debris as a result of a severe storm event. Large limbs and debris will be moved from roads and sidewalks, out of pedestrian and vehicle pathways, for later pick up.
- Entry and exit points to the property will be first priority unless directed otherwise.
- Any tree or limb debris that is found to be against structures or utilities will be considered high risk. Removal of these items will be handled by a licensed arborist and will incur additional fees outside this agreement. These fees will be negotiated before commencement of service.
- Provider will be on call 24 hours per day during severe weather events. Agreement rates will be 50% more during Holidays and Weekends. Work cannot be completed during State or County mandated curfew hours.

To perform the above stated services, Provider shall be compensated by Customer as follows:

- $250.00 per hour for skid steer/ loader. Includes operator.
- $3,000.00 NTE per 40 cubic yard container of organic waste.
- $75.00 per hour per general labor.
- If additional out of state labor and equipment is required and approved by the customer, lodging and travel cost will be agreed upon before beginning work.

The compensation rates for stated services outlined herein are guaranteed through January 31, 2026. Provider reserves the right to modify rates beyond this date.

This Agreement is separate and independent from any existing Landscape Maintenance Contract or any other agreements between Customer and Provider, including but not limited to contracts for regular landscape maintenance, snow removal, or irrigation services.

- Hurricane clean-up and storm debris removal are not covered under the routine landscape maintenance agreement.
- Routine maintenance visits cannot be substituted or delayed in exchange for hurricane or storm clean-up services. There are no savings to either party by doing so. On the contrary, delaying routine maintenance increases the cost of overall maintenance because the Provider must catch up on deferred work after clean-up operations are completed.

Version 5.30.25

Hold Harmless and Indemnification:

Customer agrees to indemnify, defend, and hold harmless Provider and its officers, directors, employees, agents, and subcontractors from and against any and all claims, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to:

- Damage to Customer's property or third-party property resulting from storm clean-up services, except to the extent caused by Service Provider's gross negligence or willful misconduct.
- Bodily injury or death of any person, except to the extent caused by Service Provider's gross negligence or willful misconduct.

Provider shall not be liable for delays or inability to perform services due to circumstances beyond its control, including but not limited to severe weather conditions, governmental orders, or limitations on access to the Property.

_____ _____

NAME AND CAPACITY *DATE*

Property OWNER OR CONTRACTING RERESENTATIVE

_____ _____

NAME AND CAPACITY *DATE*

CONTRACTOR; Russell Landscape Group and affiliates

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Version 5.30.25

RUSSELL LANDSCAPE

References

Our team has extensive experience providing landscape and irrigation maintenance for large-scale residential communities, HOA-managed properties, and commercial sites with comparable service requirements. These projects have equipped us with the expertise to meet the standards of a CDD like Watergrass II.

Kings Point – Sun City West Master Association

Service Time: 2022-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:
Shawna Deiulio

(P) 813.955.6886

shawna@kpmaster.com

The references above and on the next pages, reflect our proven track record of reliability, professionalism, and high-quality service delivery in similarly demanding environments.

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References

Bay Breeze

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:
Kevin Hitson
(P) 919.664.4343
Baybreezehoa.president@gmail.com

Fairway Village

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:
Raymond Leclair
(P) 727.807.8001
rleclair47@gmail.com

Anchor Cove

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:
Wayne Copeland
(P) 813.601.6523
Coronawizard@gmail.com

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References

While the Watergrass II CDD represents an exciting opportunity for our team in this region, it aligns closely with several large-scale, master-planned communities we currently manage across other Russell Landscape branches. These properties span hundreds of acres and require the same level of precision, coordination, and high-touch service that Watergrass demands.

Soleil Laurel Canyon

Service Period: 2021-Present

Ongoing full-service landscape maintenance and enhancements of Soleil's 500 acre master planned community, which includes 987 homes in Canton, Georgia.

References

Our success in delivering full-service landscape maintenance and enhancements at this scale—across multiple markets—demonstrates our ability to maintain consistent standards, regardless of geography. The systems, staffing models, and service protocols proven in these communities will directly inform our approach at the Watergrass II CDD.

Sandestin Golf and Beach Resort

Service Period: 2011-Present

Ongoing full-service landscape maintenance and enhancements for a 2,400 acre resort community in Sandestin, Florida.

Contact: Kyle Ray (P) 850.424.5955 kray@soaowners.com

Idylwilde

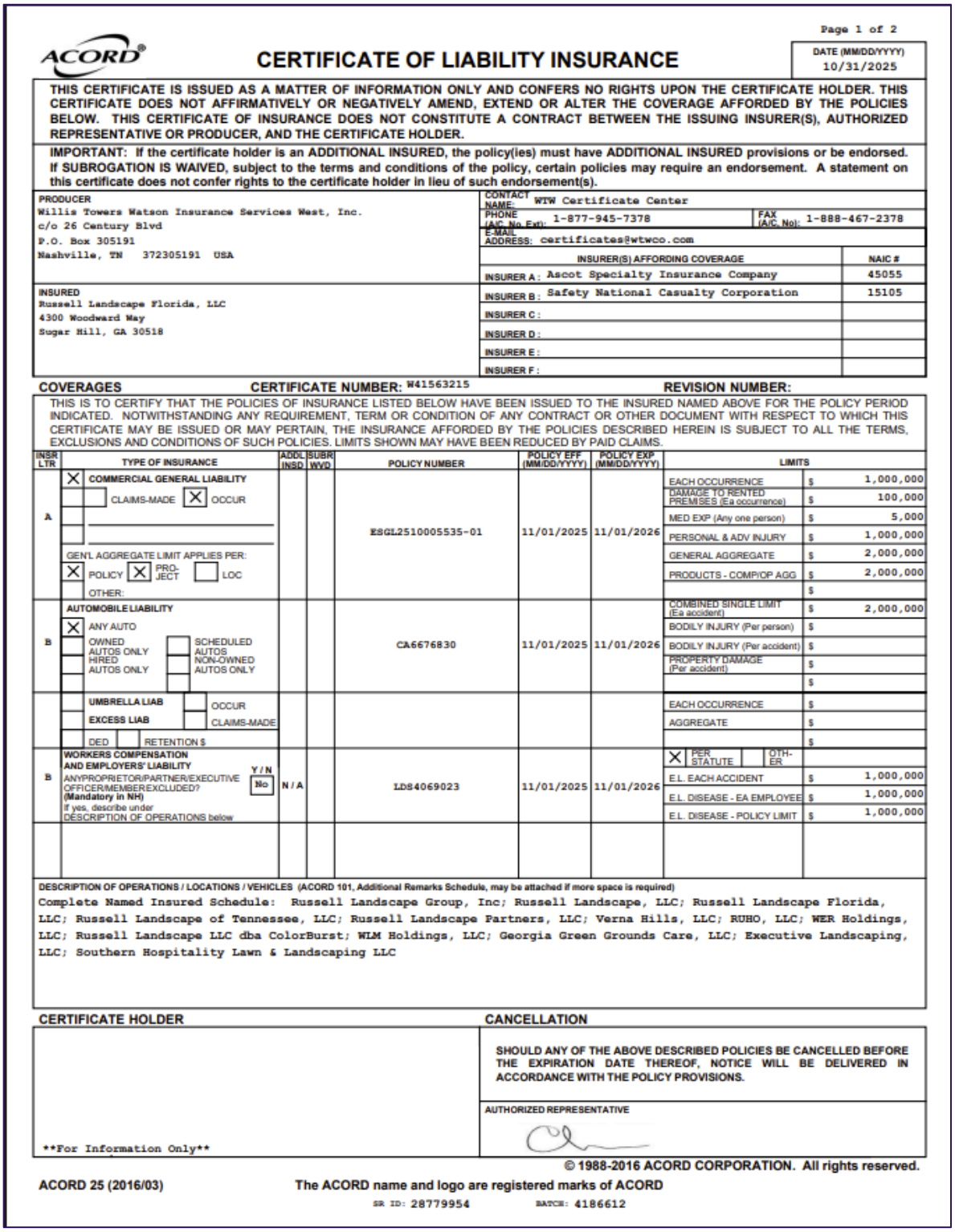
Service Period: 2022-Present

Ongoing full-service landscape maintenance and enhancements of 200 home resort style community in Canton, Georgia.

Contact: Molly McGrory (P) 770.596.6599 mollymcgrory@gmail.com

RUSSELL LANDSCAPE

Certificate of Insurance



Page 1 of 2

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/31/2025

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

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

PRODUCER Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: WTW Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@wtwco.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Ascot Specialty Insurance Company	45055
INSURER B: Safety National Casualty Corporation	15105
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Russell Landscape Florida, LLC
4300 Woodward Way
Sugar Hill, GA 30518

COVERAGES **CERTIFICATE NUMBER:** W41563215 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY X PRO-JECT LOC OTHER:			ESGL2510005535-01	11/01/2025	11/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			CA6676830	11/01/2025	11/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: No If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		LD84069023	11/01/2025	11/01/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

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

Complete Named Insured Schedule: Russell Landscape Group, Inc; Russell Landscape, LLC; Russell Landscape Florida, LLC; Russell Landscape of Tennessee, LLC; Russell Landscape Partners, LLC; Verna Hills, LLC; RUHO, LLC; WER Holdings, LLC; Russell Landscape LLC dba ColorBurst; WLM Holdings, LLC; Georgia Green Grounds Care, LLC; Executive Landscaping, LLC; Southern Hospitality Lawn & Landscaping LLC

CERTIFICATE HOLDER

For Information Only

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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

SR ID: 28779954 BATCH: 4186612

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RUSSELL LANDSCAPE

Certificate of Insurance

AGENCY CUSTOMER ID: _____

LOC #: _____

ACORD

ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Willis Towers Watson Insurance Services West, Inc.	NAMED INSURED Russell Landscape Florida, LLC 4300 Woodward Way Sugar Hill, GA 30518
POLICY NUMBER See Page 1	
CARRIER See Page 1 / NAIC CODE See Page 1	EFFECTIVE DATE: See Page 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Excess Liability & Excess Business Auto Policies:
Excess Liability: $2M XS GL & EL:
Carrier: Ascot Specialty Insurance Company
Policy Number: ESXS2510005534-01
Effective: 11/1/2025-11/1/2026
Each Occurrence Limit: $2,000,000
Aggregate Limit: $2,000,000
Policy provides excess coverage to primary General Liability policy #ESGL2510005535-01 and Employers Liability policy #LDS4069023

Excess Liability: $1M XS Auto:
Carrier: Gotham insurance Company
Policy Number: EX202500005564
Effective: 11/1/2025-11/1/2026
Each Occurrence Limit: $1,000,000
Aggregate Limit:$1,000,000
Policy provides excess coverage to primary Automobile Liability policy #CA6676830

Excess Liability: $3M XS $2M
Carrier: Homesite Insurance Company of Florida
Policy Number: CXP-060748-00
Effective: 11/1/2025-11/1/2026
Each Occurrence Limit: $3,000,000
Aggregate Limit: $3,000,000
Policy provides excess coverage to primary General Liability(ESGL2510005535-01), Automobile Liability (CA6676830), Employers Liability (LDS4069023) Excess Liability (ESXS2510005534-01) and Excess Automobile Liability (EX202500005564)

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SR ID: 28779954 BATCH: 4186612 CERT: W41563215

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RUSSELL LANDSCAPE

Certificate of Insurance & W-9

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Russell Landscape Florida, LLC

2 Business name/disregarded entity name, if different from above.

Print or type. See Specific Instructions on page 3.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . **P**

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

P.O. Box 96747

Requester's name and address (optional)

6 City, state, and ZIP code

Charlotte, NC 28296-6747

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

___ - ___ - ____

or

Employer identification number

45-3693527

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person John P. Bradley Date 09/04/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

Licenses and Certifications

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
July 13, 2024	**JF120626**	**June 1, 2025**

THE **CERTIFIED PEST CONTROL OPERATOR** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **June 1, 2025**

Lawn and Ornamental

ADRIENNE LEA DABBS-STUTZ
151 N 7TH ST
SANTA ROSA BEACH, FL 32459

WILTON SIMPSON, COMMISSIONER

RUSSELL LANDSCAPE

Licenses and Certifications, cont.

State of Florida
Department of State

I certify from the records of this office that RUSSELL LANDSCAPE FLORIDA, LLC is a limited liability company organized under the laws of the State of Florida, filed on October 27, 2011, effective October 27, 2011.

The document number of this limited liability company is L11000122917.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 10, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of February, 2025

Secretary of State

Tracking Number: 7993312135CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Everglades University

By Virtue of the Authority of
The Board of Trustees of Everglades University
and on the recommendation of the faculty, has conferred upon

Jason Lee Alzamora Sr.

who has successfully completed the
educational requirements for this program, the degree of

Bachelor of Science in Environmental Policy and Management

Magna Cum Laude

with all rights, privileges and honors thereunto appertaining.
Given at Sarasota, Florida, on this
9th day of February, 2025.

President — Everglades University — Vice President of Academic Affairs

The International Society of Arboriculture

Hereby Announces That

Jason L. Alzamora

Has Earned the Credential

ISA Certified Arborist ®

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

Caitlyn Pollihan
CEO & Executive Director

10 February 2001	30 June 2028	FL-0757A
Issue Date	Expiration Date	Certification Number

ANAB ACCREDITED PERSONNEL CERTIFICATION BODY #0847 ISA Certified Arborist

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Board of Landscape Architects
LICENSE NO. LA001087
Edward Scott Tanner

106 Mistwoode Lane-
Savannah GA 31406

Landscape Architect

EXP DATE - 12/31/2026 Status: Active
Issue Date: 03/21/1997

RUSSELL LANDSCAPE

WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT II

RUSSELL LANDSCAPE

Dedicated Care. Sustainable Excellence.

Supplemental Information

WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT II

RUSSELL LANDSCAPE

Dedicated Care. Sustainable Excellence.

At Russell Landscape, we believe excellence is built on consistency. Our **"Dedicated Care. Sustainable Excellence."** approach is tailored to the unique needs of a Community Development District like Watergrass, where expectations are high and every detail matters. From common areas and amenity spaces to roadways and entry features, we provide the same level of dedicated care across the entire community.

Our goal is to protect long-term value and enhance curb appeal through reliable, high-quality maintenance that reflects Watergrass' reputation as a premier, well-managed community.

Dedicated Care. Sustainable Excellence.
That's our promise to you.

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EXHIBIT "G"

LANDSCAPE MAINTENANCE CONTRACTOR QUALIFICATION STATEMENT

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Attention: All information should be completed and returned with Bid Submittal.
. Incomplete submittals may be rejected as non-responsive.

SECTION 1: COMPANY INFORMATION

1. Business Name: R□□□□□□□□□□□d□□□□□□□□□□r□d□, □□□□
Address: 1002□□□□□□□□□□□□□□□□□□R□□d, □R□□□□□, □□□□2550

Telephone: 770□446□□552 Fax: 470□822□1□21
Web Site: □□□.R□□□□□□□□□d□□□□□.□□□
E-Mail: □□□□□□□□ r□□□□□□□□d□□□□□.□□□

2. Is the firm a: Sole Proprietorship _____ Partnership _____ Corporation ___□___

3. If Applicant is a Corporation, is it incorporated in the State of Florida?
Yes ( ) No (□) N/A ( )

3.1 If yes, provide the following:

Is Applicant in good standing with the Florida Department of State, Division of Corporations? Yes ( ) No ( ) N/A ( )

Date incorporated_____ Charter No._____

3.2 If no, provide the following:

In which state is the Applicant incorporated? □□□r□□□

Is Applicant in good standing with that State? Yes (□) No ( ) N/A ( )

If no, please explain_____

Date incorporated 4□9□2014 Charter No._____

Is Applicant registered with the State of Florida? Yes (□□□) No ( ) N/A ( )

4. If Applicant is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the state of Florida?

Yes ( ) (Proceed to Sec 4.1) No ( ) (Proceed to Sec 4.2) N/A (□

4.1 If yes, is Applicant registered with the Florida Department of State, Division of Corporation? Yes ( ) No ( ) N/A ( )

If no, please explain

Is Applicant in good standing with the State of Florida?
Yes ( ) No ( ) N/A ( )

If no, please explain

Date Applicant was organized? 10/27/2011

4.2 If no, in which state is the Applicant organized?

Is Applicant in good standing with that state? Yes ( ) No ( ) N/A ( )

If no, please explain

Date Applicant was organized? 10/27/2011

Is Applicant registered as a foreign partnership or limited liability company with the state of Florida? Yes ( ) No ( ) N/A ( )

If no, please explain

5. If the firm is a sole proprietorship, who is the owner?

6. How long in business?

7. Headquarters location: 4[illegible]

8. States in which you operate:

9. List company officers and titles:

Company Officer	Title
[illegible]	
[illegible]	
[illegible]	

10. Location of the Business office which would perform District Work
Street Address: 1002 [illegible] R [illegible] d
City: R [illegible] State: [illegible] r d Zip Code: [illegible] 570
Tel: [illegible] 770 446 [illegible] 552 Fax Number: 470 822 1 21

11. Furnish company literature that describes your company and scope of operations

SECTION 2: FINANCIAL, INSURANCE AND COMPLIANCE INFORMATION

12. Financial references:

Bank: [illegible] r [illegible] rd [illegible] r [illegible], [illegible] r [illegible] d [illegible]
[illegible] 00 [illegible] r [illegible] d [illegible] rd, [illegible], [illegible], [illegible] 0 9
678.419 5006 [illegible] rd [illegible] r [illegible] [illegible]

Vendors: [illegible] rd [illegible] r, 616 [illegible] rd [illegible], [illegible] D [illegible], [illegible] 0096 [illegible] 404. 92.5845
[illegible], 1 20 [illegible] r D r [illegible], [illegible], [illegible] 0144 [illegible] 770.974. 881
[illegible] r [illegible] r [illegible] r [illegible], 4902 [illegible] r [illegible] D r [illegible], [illegible] rd, [illegible] 0518 [illegible] 770.91 .8800

13. Landscape Maintenance Gross Revenue in 2021: $ 62,000,000.00

Landscape Maintenance Gross Revenue in 2022: $ 68,000,000.00

Landscape Maintenance Gross Revenue in 2023: $ 76,000,000.00

14. Name of Applicant's Bonding Company [illegible] r [illegible]

Address 1450 [illegible] r [illegible], [illegible] 2550, M [illegible], [illegible] 1 1

Approved Bonding Capacities:	Aggregate Limit	$ 4,000,000.00
	Single Project Limit	$ 2,000,000.00
	Total Current Contracts Bonded	$

15. What are Applicant's current insurance limits? (Attach a copy of Applicant's certificate of insurance)

General Liability	$ 1,000,000.00
Automobile Liability	$ 1,000,000.00
Workers Compensation	$ 1,000,000.00
Expiration Date	11 1 2026

16. Has Applicant been cited by the Federal Occupational Safety and Health Administration (OSHA) for any job site or company office/shop safety violations in the past two years?
Yes ( ) No ( )

16.1 What is Applicant's current Experience Modifier Rate? 1.45

SECTION 3: WORKFORCE INFORMATION AND COMPANY BIOGRAPHICAL DATA

17. Does your company have an Affirmative Hiring/ Veteran Hiring Policy? Yes( ) No (□)
Describe policy on Hiring: _____

18. Does your company have a policy on drug screening? Yes (□) No ( )
Describe policy on drug screening: Employees are required to pass a drug screen before beginning employement and after any accident.

19. Does your company have pre-employment drug screening? Yes (□) No ( )
Describe policy on drug screening: [illegible]

20. Does your company utilize Temporary Workers (H2B) Yes (□) No (□)
Describe policy and if yes, what percentage of workforce are H2B: [illegible]

21. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (□) No ( )
Describe policy on Vehicle Operation: All drivers are required to pass DOT physicals. All vehicles are monitored by a program called Motive that records video and audio both in the cab and outwardly in addition to utilizing GPS at all times.

22. Describe training program for employees: [illegible]

23.List all in-house departments such as horticulture, irrigation, agronomy, seasonal color and their department heads:

Department	Department Head
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Arboriculture	Tyler Lenn

24. List irrigation technician / manager certifications .

25. What services are anticipated to out-sourced or sub-contracted as a part of contract fulfillment?

Please describe:

26.List five (5) current clients including contact persons and telephone numbers:

Company	Contact Person	Telephone

27. List five (5) of your largest maintenance accounts, their contract value and length of service:

Account Name	Value	Length of Service
	1,400,000	
	1,200.000	
	,000,000	
	750,000	
	850,000	

28. List two (2) contracts lost in the previous 12 months and the reason(s) why:

Company: Verizon
Contact Person: Joel Bernstein
Telephone: 732-427-7359
Reason job lost: Construction warranty period ended

Company: City of Clearwater
Contact Person: Fred Hemerick
Telephone: 727-339-2101
Reason job lost: PO exhausted followed by bid process in which we were not low bid.

29.Based on total projected bid price, please rank the Watergrass II project against your other current landscape maintenance customers/projects.-

[illegible]

30.Do you currently have the manpower and equipment to fully perform all of the anticipated services required for the Watergrass II project? If not, please explain what personnel will need to be hired and what equipment will need to be purchased.

[illegible]

31.Please identify any of your projects with an OLM inspection of your landscape maintenance services.

[illegible]

Dated this 7th day of November, 2024.

Russell Landscape By: [signature]
Name of Applicant Signature

Teddy Russell - CEO
(Print or Type Name and Title)

Notary Affirmation and Stamp
or
Apply Corporate Seal, if filing as a corporation

RUSSELL LANDSCAPE LLC LIMITED LIABILITY SEAL COMPANY STATE OF GEORGIA

EXHIBIT "H"
EVALUATION CRITERIA

WATERGRASS II CDD COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES

NAME OF COMPANY: R[illegible]

1. Personnel

(20 Points Possible) (_____ Points Awarded)

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

Management and Supervisory Personnel

Name Years Exp.

1. D[illegible] 10

2. [illegible] 12

3. D[illegible] 20

4. [illegible] 10

5. _____

Position/Certifications [illegible]

[illegible]

Duties and Responsibilities [illegible]

Proposed Staffing Levels

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

Name Years Exp.

1. D[illegible] 20

2. [illegible] 10

3. [illegible] 15

4. M[illegible] 5

Position/Certifications [illegible]

[illegible]

Duties and Responsibilities [illegible]

_____ _____

2. Experience (20 Points Possible) (_____ Points Awarded)

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

1. Project Name/Location:

Contact: Contact Phone: 81 955 6886

Project Type/Description:

Dollar Amount of Contract: 500,000.00

Your Company's Detailed Scope of Services for Project:

Duration of Contract: START DATE: 2021 END DATE:

2. Project Name/Location:

Contact: Contact Phone: 919 664 4 4

Project Type/Description:

Dollar Amount of Contract: 260,000.00

Your Company's Detailed Scope of Services for Project:

Duration of Contract: START DATE: 202 END DATE:

3. Project Name/Location:

Contact: Contact Phone: 727 807 8001

Project Type/Description: Dollar Amount of Contract: 50,000.00

Your Company's Detailed Scope of Services for Project:

Duration of Contract: START DATE: 2025 END DATE:

4. Project Name/Location:

Contact: Contact Phone: 850 424 5955

Project Type/Description: 2,400

Dollar Amount of Contract: 900,000.00

Your Company's Detailed Scope of Services for Project:

Duration of Contract: START DATE: 2011 END DATE:

5. Project Name/Location:

Contact: Contact Phone: 21 284 98 5

Project Type/Description:

Dollar Amount of Contract: 175,000.00

Your Company's Detailed Scope of Services for Project:

Duration of Contract: START DATE: 2022 END DATE:

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
Tampa, FL

CATEGORY A. Landscape Maintenance Total	$ 668,844.00
CATEGORY B. Seasonal Color / Perennial Maintenance Total	$ 2,720.00
CATEGORY C. Seasonal Plant Installation Total	$ 4,100.00
CATEGORY D. Mulch Total	$ 191,325.00
FIRST YEAR GRAND TOTAL BID PRICE	**$** 886,989.00
SECOND YEAR GRAND TOTAL BID PRICE	***$*** 913,600.00
THIRD YEAR GRAND TOTAL BID PRICE	***$*** 941,010.00

Contractor Company Name Russell Landscape

Contractor Address 1002 E. Shell Point Rd., Ruskin, FL 33570

Contractor Representative Eileen Grum

Contractor Signature Eileen Grum

Title Business Development

Telephone Number 813-470-8808

Date 11/06/2025

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement, and run concurrent with any successive terms.

ADDENDA

Contractor acknowledges receipt of the following Addenda, which are included in our Proposal.

ADDENDUM # 1	DATED: 10/20/2025
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our Proposal.

UNIT PRICE # N/A	DATED:
UNIT PRICE #	DATED:

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM

TURF FUNCTION	FREQUENCY (PER YEAR)	TOTAL
St. Augustine		
Mow	42	-
Edge (Bedlines)	21	-
Edge (Hardlines)	42	-
Monofilament Trim	42	-
Turf Fertilization	6	-
Turf Insect/Disease/Weed Control	52	-
St. Augustine Mow Sub-Total	-	**$** 226,575.00
Bermuda		
Mow	46	-
Edge (Bedlines)	23	-
Edge (Hardlines)	46	-
Monofilament Trim	46	-
Turf Fertilization	6	-
Turf Insect/Disease/Weed Control	52	-
Overseeding	1	-
Bermuda Turf Mowing Sub-Total	-	$ 132,400.00
Bahia		
Mow	32	-
Monofilament Trim	21	-
Turf Fertilization	2	-
Bahia Turf Mowing Sub-Total	-	$ 53,905.00

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM *(Continued)*

MAINTENANCE FUNCTIONS	FREQUENCY (PER YEAR)	FIRST YEAR TOTAL PRICE
Bed Weed Control	52	-
Shrub Insect/Disease Control	52	-
Shrub/Groundcover Pruning	12	-
Shrub/Groundcover Fertilization	4	-
Tree Pruning	12	-
Tree Fertilization	2	-
Palm Pruning	2	-
Palm Fertilization	2	-
Debris Disposal	52	-
General Landscape Svcs Sub-Total	-	$220,587.00
Irrigation Management Sub-Total	52	$35,385.00

CATEGORY A. FIRST YEAR LANDSCAPE MAINTENANCE GRAND TOTAL $668,844.00
(Total of Mowing Sub Totals, Gen. Svcs and Irrig.)

Eileen Grum | Russell Landscape | 11/06/2025
Contractor Signature | Company Name | Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

SEASONAL COLOR/PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading/Pruning	24
Mulching	As Needed
Insect/Disease Control	52
Watering	As Needed
Fertilization	12

CATEGORY B. FIRST YEAR SEASONAL COLOR /PERENNIAL MAINTENANCE TOTAL **$** 2,720.00

Eileen Grum | Russell Landscape | 11/06/2025
Contractor Signature | Company Name | Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY C

SEASONAL COLOR INSTALLATION
ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
21□□□□	Spring	4"		1,025.00
213□□□	Summer	4"		1,025.00
213□□□	Fall	4"		1,025.00
213□□□	Winter	4"		1,025.00

CATEGORY C. FIRST YEAR SEASONAL PLANT INSTALLATION TOTAL **$** 4,100.00

NOTES:

1. Not all properties have seasonal colorbeds.

2. All annuals shall be four-inch (4") container-grown Grade A plants with multiple blooms at the time of installation.

3. All prices shall be inclusive of material costs including soil amendments, mulch, labor, taxes, etc.

4. Contractor is responsible for estimating and confirming the quantity of flowers based on the existing beds on the property at the time of bid submittal and on the spacing shown below:
   a. Distance away from curbs, turflines, etc.:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

   b. On Center (o.c.) Spacings:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

Type text here

Eileen Grum | Russell Landscape | 11/06/2025

Contractor Signature | Company Name | Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY D

MULCH
ITEMIZED BID FORM

MATERIAL	UNIT PRICE	TOTAL PRICE
(1st application) 1,546	$75.00 -	~~n/a~~ $115,950.00
(2nd application) 1,000	$75.00 -	~~n/a~~ $75,075.00

CATEGORY D. FIRST YEAR MULCH TOTAL **$ ~~N/A~~ $191,025.00**

NOTES:

1. Contractor is responsible for measuring and pricing the quantity of mulch required for each complete mulching of all presently mulched areas on site.

2. Contractor mulching total **shall include** one complete trenching as specified in the trenching specifications.

Eileen Grum — Contractor Signature
R[illegible]d[illegible] — Company Name
11/6/25 — Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*

SUPPLEMENTAL PRICING FORM

1. Grade A pinestraw (cost/bale, spread on site)	$ 18.50
2. Bahia sod, non-site ready (cost/square foot)	$ 1.65
3. Bermuda 419 sod, non-site ready (cost/square foot)	$ 2.65
4. St. Augustine sod laid, non-site ready (cost/square foot)	$ 2.□5
5. Additional labor with truck and hand tools (cost/man hour)	$ 65.00
6. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	$ 65.00
7. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	$ 65.00
8. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour/ Owner supplied water) c. Water truck with operator 25 times per year with a ½ inch application. d. Map Area B6 Bradbury and Astoria (100'x600')priced per event	Type text here a. $ 125.00 b. $ 150.00 c. $ 1,250□□□r□100□□□ d. $ 4,100.00
9. Cost per hour a. Irrigation Technician b. Supervisor and truck c. General Laborer d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. $ 90.00 b. $ 75.00 c. $ 65.00 d. $ 65.00

The prices above shall be commensurate with the contract term.

Eileen Grum	Russell Landscape	11/06/2025
Contractor Signature	Company Name	Date

Uniting Partners Through
Exceptional Landscape Services

UNITED
Land Services

Watergrass II Community Development District

Watergrass II Community Development District

Proposal
For
Landscape & Irrigation Maintenance

11.10.2025

Pricing Valid for 90 Days Upon Receipt

11.10.2025

Watergrass II Community Development District

c/o Inframark

RE: Landscape Maintenance & Irrigation Proposal

Dear Watergrass II District and Management,

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*™ because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- **Company History:** Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- **Agreement & Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Kyle DuBois
Senior Business Development Manager
kdubois@unitedlandservices.com

UNITED Land Services

Providing exceptional landscape services to partners across the state of Florida.

United We Grow!

UNITED Land Services

Exclusive Partnership

UNITED Land Services

Exclusive Partnership

United Land Services References

Property: **Country Club at Champions Gate**

Name: Stephanie Taylor

Email: Available upon Request

Address: 8977 Dove Valley Way Four Corners, Fl 33896

Service: Maintenance free community consisting of 995 homes servicing the landscape maintenance, irrigation And Agronomics.

Property: **Waterset South CDD**

Name: John Toborg

Email: Available upon Request

Address: Spollo Beach, FL.

Service: Landscape maintenance, Including horticultural services, irrigation maintenance, palm tree pruning, mulch installation, annual rotations.

Property: **Celebration CDD**

Name: Angel Montagna

Email: Available Upon Request

Address: 313 Campus St. Celebration, FL. 34747

Service: Landscape maintenance, Including horticultural services, irrigation maintenance, palm tree pruning, mulch installation, annual rotations.

Property: **Swan and Dolphin Resort at Walt Disney**

Name: Eric Oprion—COO

Email: Available Upon Request

Service: Mowing, Irrigation Turf and Shrub Program. Annuals, Mulch and Palms are additional services provided upon approval.

Property: **Harbor Isles CDD**

Name: Angel Montagna- CAM
Email: Available Upon Request

Service: Mowing, Irrigation Turf and Shrub Program. Annuals, Mulch and Palms are additional services provided upon approval.

Property: **Magnolia Park CDD**

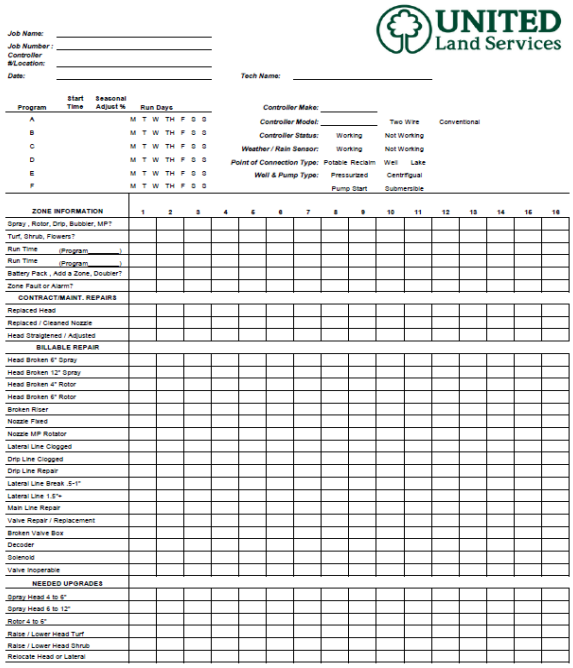
Name: Kyle Darin- District Manager
Email: Available Upon Request

Services: Mowing, Irrigation Turf and Shrub Program. Annuals, Mulch and Palms are additional services provided upon approval.

Reporting

Closing the Communication Gap

Alignment, Execution & Building Partnerships



Job Name:
Job Number :
Controller
#/Location:
Date:

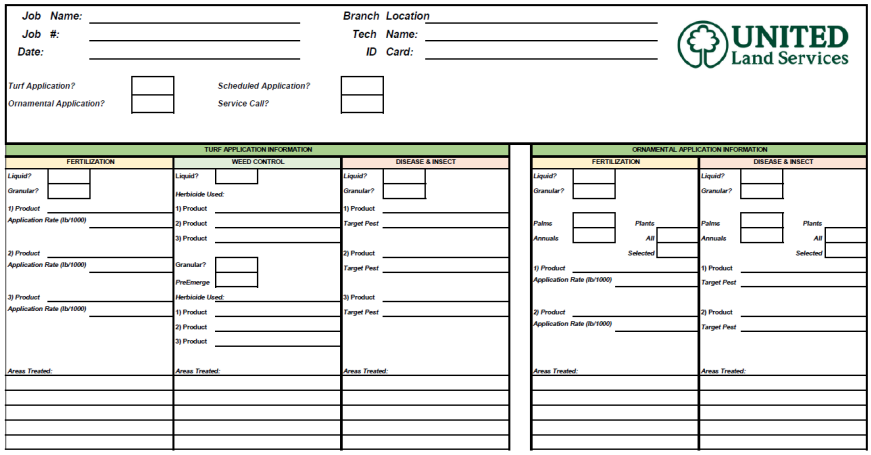
Tech Name:

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:
Controller Model: Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray , Rotor, Drip, Bubbler, MP?																
Turf, Shrub, Flowers?																
Run Time (Program)																
Run Time (Program)																
Battery Pack , Add a Zone, Doubler?																
Zone Fault or Alarm?																
CONTRACT/MAINT. REPAIRS																
Replaced Head																
Replaced / Cleaned Nozzle																
Head Straightened / Adjusted																
BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																
NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Agronomics and Irrigation Inspection Reports



Job Name:
Job #:
Date:
Branch Location
Tech Name:
ID Card:

Turf Application?
Ornamental Application?
Scheduled Application?
Service Call?

TURF APPLICATION INFORMATION

FERTILIZATION
Liquid?
Granular?
1) Product
Application Rate (lb/1000)
2) Product
Application Rate (lb/1000)
3) Product
Application Rate (lb/1000)
Areas Treated:

WEED CONTROL
Liquid?
Herbicide Used:
1) Product
2) Product
3) Product
Granular?
PreEmerge
Herbicide Used:
1) Product
2) Product
3) Product
Areas Treated:

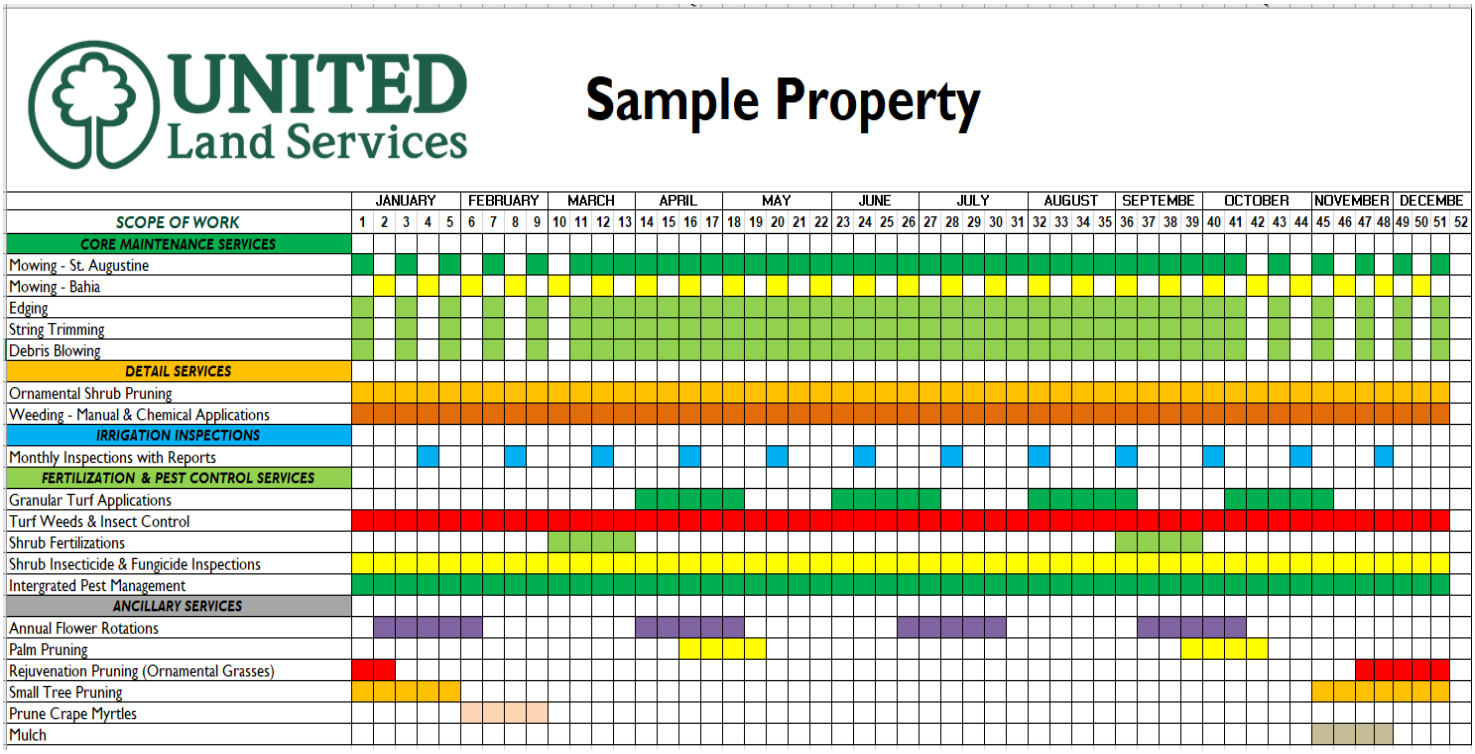
DISEASE & INSECT
Liquid?
Granular?
1) Product
Target Pest
2) Product
Target Pest
3) Product
Target Pest
Areas Treated:

ORNAMENTAL APPLICATION INFORMATION

FERTILIZATION
Liquid?
Granular?
Palms
Annuals
Plants
All
Selected
1) Product
Application Rate (lb/1000)
2) Product
Application Rate (lb/1000)
Areas Treated:

DISEASE & INSECT
Liquid?
Granular?
Palms
Annuals
Plants
All
Selected
1) Product
Target Pest
2) Product
Target Pest
Areas Treated:

Yearly Service Calendar Guideline



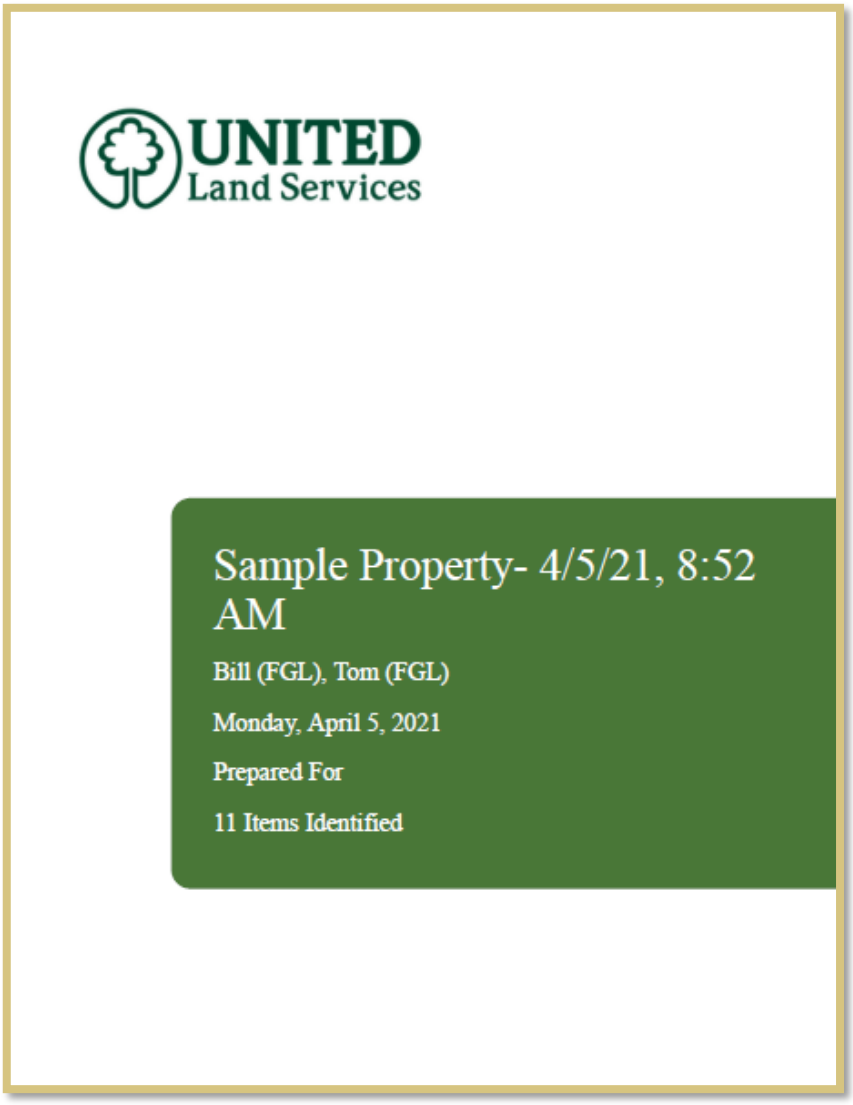
Sample Property

SCOPE OF WORK	JANUARY 1	2	3	4	5	FEBRUARY 6	7	8	9	MARCH 10	11	12	13	APRIL 14	15	16	17	MAY 18	19	20	21	22	JUNE 23	24	25	26	JULY 27	28	29	30	31	AUGUST 32	33	34	35	SEPTEMBE 36	37	38	39	OCTOBER 40	41	42	43	44	NOVEMBER 45	46	47	48	DECEMBE 49	50	51	52
CORE MAINTENANCE SERVICES																																																				
Mowing - St. Augustine																																																			
Mowing - Bahia																																																			
Edging																																																			
String Trimming																																																			
Debris Blowing																																																			
DETAIL SERVICES																																																		
Ornamental Shrub Pruning																																																		
Weeding - Manual & Chemical Applications																																																		
IRRIGATION INSPECTIONS																																																		
Monthly Inspections with Reports																																																		
FERTILIZATION & PEST CONTROL SERVICES																																																	
Granular Turf Applications																																																		
Turf Weeds & Insect Control																																																		
Shrub Fertilizations																																																		
Shrub Insecticide & Fungicide Inspections																																																		
Intergrated Pest Management																																																		
ANCILLARY SERVICES																																																		
Annual Flower Rotations																																																		
Palm Pruning																																																		
Rejuvenation Pruning (Ornamental Grasses)																																																		
Small Tree Pruning																																																		
Prune Crape Myrtles																																																		
Mulch																																																		

Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication though pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.

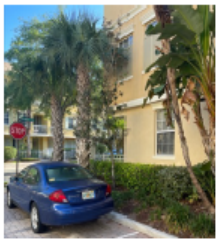


Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE

Issue 1
Selectively remove tall stalks on White BOP in a sectional manor.
Removals tagged with orange tape

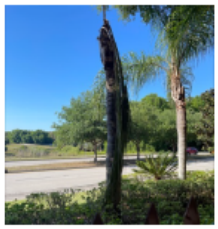


Issue 2
Remove Mags on Cody Chase

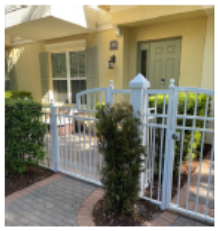
Issue 3
Declining Washingtonian on Cody Chase

Issue 4
Remove staking kit

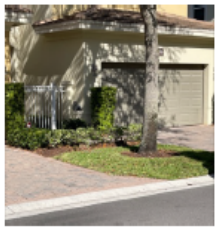
SAMPLE



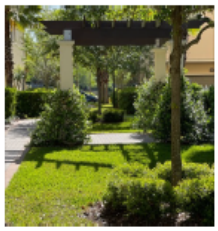
Issue 5
Queen Palm on 46A dead from Ganoderma



Issue 6
Possible irrigation issue on Podocarpus along 46A units



Issue 7
Replace declining Pittisporum with turf



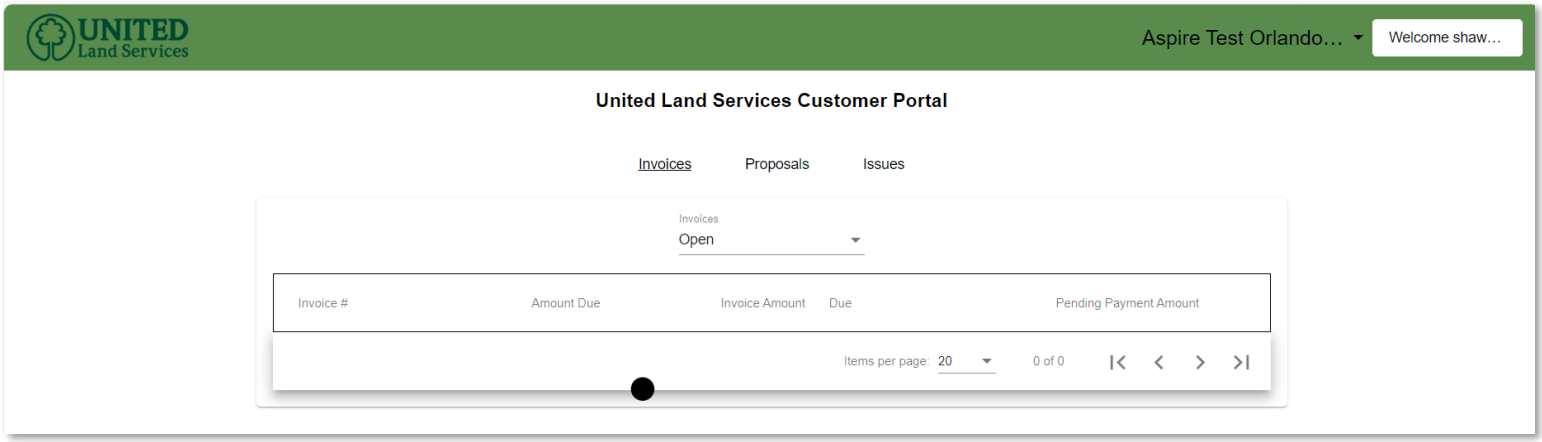
Issue 8
Proposal for method to attach Jasmine to columns / pergola

Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:

United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- Pay Invoices
- View Proposals
- View Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders

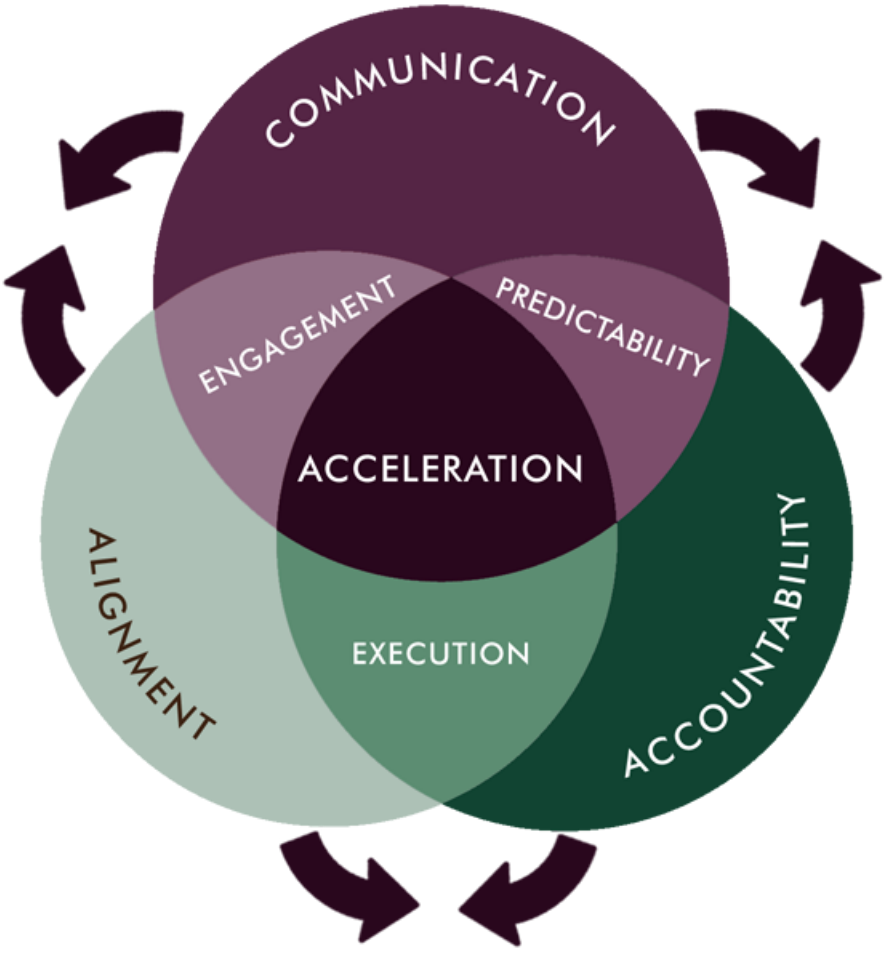
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals. (Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.



Company Culture, Experience & Services

Company History

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1500+

Additional Areas Served

- Alabama
  - Montgomery
- Florida
  - Central Florida
  - Ocala
  - Ft. Peirce
  - Fernandina Beach
  - Tampa
  - Bradenton
  - Jacksonville,
  - Ft. Lauderdale
  - Panama City
  - West Palm
- North Carolina
  - Greensboro
  - Charlotte
  - Raleigh
- South Carolina
  - Myrtle Beach
- Georgia
  - Savannah
  - Atlanta

Our History

How It All Started

The Company was founded by Bob Bland-ford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1500 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

UNITED Land Services

Products & Services

We Are Your All-Inclusive Service Provider

Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.

Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.

Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.

Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.

Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.

Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.

Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.

Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

UNITED Land Services

Irrigation Experts

Your Team of Certified & Licensed Specialists

Installation, Maintenance & Repairs

- **Installation -** At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.

- **Maintenance -** Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.

- **Improvements -** Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.

Agronomics Program

Certified Pest Control Operators

Fertilization, Pest Control & Agronomy Management

- **Fertilization -** We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast

- **Pest Control -** United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.

- **Agronomy Management -** We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Hurricane Preparedness

Plan of Action

Phase I

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough- fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock- piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove “hangers”,

Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing

Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.

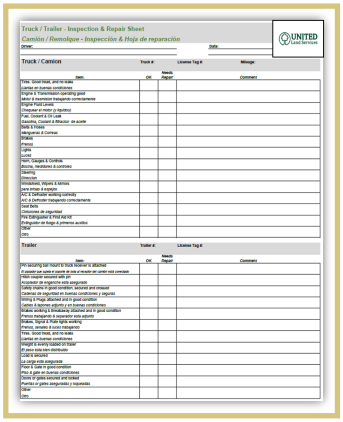
SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed, idle time and location.

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public . This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.



Key Management

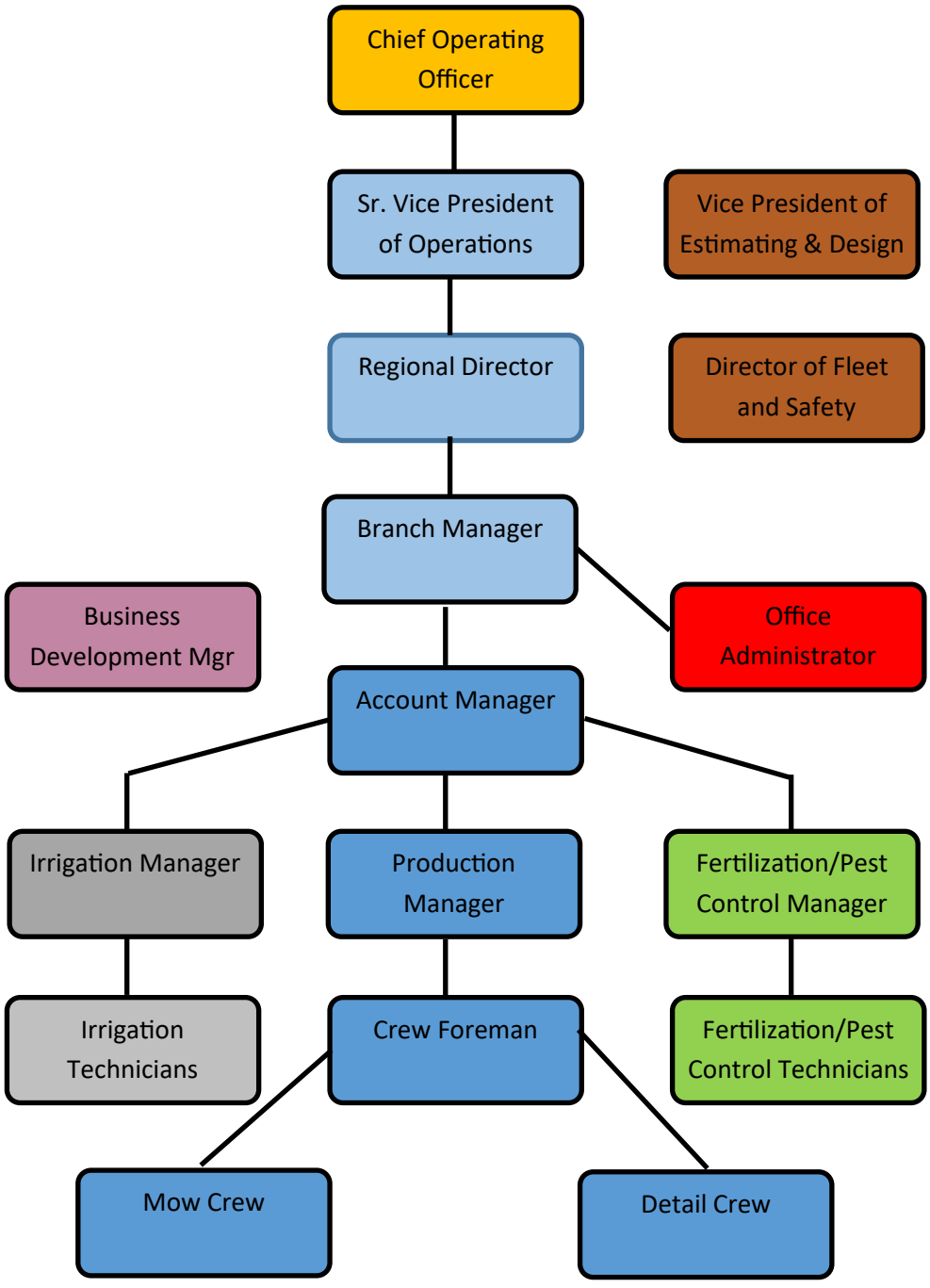
&

Personnel

Personnel

Corporate Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crew members. This structure ensures robust support for our team and delivers top-notch service to our clients. By setting clear expectations, providing training, and fostering a culture of excellence, we empower each member to excel in their role, guaranteeing professionalism and quality in every interaction. Our commitment to accountability not only strengthens internal cohesion but also ensures that clients receive the utmost satisfaction in every project.



Personnel

Meet Your Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

Regional Vice President

-Jason Ackman

-Oversees all landscape maintenance and installation for the central Florida regions.

Regional Director

-Brett Perez

-Oversees all United Operations in the Region and Offers Assistance to Local Branches.

Branch Manager

-Thomas Mootz

-Leads all teams out of the Brandon Branch. Is responsible for operation at your community.

Account Manager

-Christi Cochran

-Onsite Management for all crews and primary point of contact for the community.

Business Development Manger

-Kyle DuBois

-Works with the district to ensure a smooth onboarding process and secured partnerships.

Director of Fleet and Safety

-Tom Enright

-Develops a comprehensive safety plan company wide. Provides capitol resources for all branches.

Ray Leach

Chief Executive Officer

Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2021 - Present
United Land Services – *Chief Operating Officer*

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021
Southern Scapes – *President*

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

Licenses & Skills

- *Certified Irrigation Contractor*
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
rleach@unitedlandservices.com
linkedin.com/in/ray-leach-8bb505174/

Brett Perez

Regional Manager of Maintenance

Brett serves as our South Florida Regional Manager of maintenance. He has extensive knowledge in the green industry. Brett brings over 16 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Current
United Land Services – *Regional Manager*

- Achieving business goals and revenue targets.
- Overseeing daily operations, managing budgets, and setting performance objectives.
- Recruiting, training, and supporting branch managers
- Developing and implementing best practices in the green industry
- Planning, evaluating, and optimizing operations to be efficient and cost-effective.
- Dealing with escalated customer issues and incident reports.

2023- 2023
Benchmark Landscaping –*Chief Operating Officer*

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws

2021-2023
Inframark Management Services - *Area Field Director*

- Lead staff by communicating job expectations; planning, monitoring, and appraising job results;
- Design, develop, implement strategic site standards to address the Company's standards and client requirements.
- Instructing field crews on season specific work such as fall pruning, fertilizations, weed treatments, mulching, etc.

2015- 2021
Yellowstone Landscape -*Branch Manager*

2013-2015
Austin Outdoor -*Branch Manager*

2010-2012
Buckhorn Springs Golf and Country Club -*Golf Course Superintendent*

Education

B.S. of Science
Turf Science
University of Florida

Licenses & Skills

- Organization
- Problem solving
- Teamwork
- Leadership

Contact

813-784-1162
bperez@benchmarklandscapingfl.com

Thomas Mootz

Branch Manager

Thomas has been in the Green Industry for 23+ years. He has an extensive background and experience in landscape management. Thomas takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023- Present
United Land Services – *Branch Manager*

- Ensure that the quality and efficiency of our landscape maintenance programs meets clients and company standards
- Manages the Tampa branches and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the Account Managers on a daily basis to ensure our properties are receives the attention needed and requested by clients

2021-2023

Benchmark *- Operations, Irrigation and Enhancement Manager*

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts

2008-2021

Nuleaf *- Account Manager, Irrigation and Enhancement Manager*

- Manage all personnel needs, and HR related matters•
- Scheduling equipment maintenance, truck processes to maximize daily efficiencies, safety training,and company morale
- Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Created schedules for personnel, including PTO related matters•

Education

2002-03
University of Wisconsin
Baraboo, WI

Licenses & Skills

- Irrigation Install and Maintain
- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

407-460-9646
tmootz@unitedlandservices.com

Cristi Cochran

Account Manager

Cristi has over 30 years experience in the industry. She will serve as the primary contact for United Land Services clients. She builds and sustains long-

-term relationships, focusing on both client retention and ancillary upgrades. while providing oversight for field operations. Cristi supervises the Production Manager, who directly manages all field operations and Crew Leaders. As a unified group, they are responsible for coaching and developing team members.

Experience

2023 - Present
United Land Services *Account Manager*

- Develops and maintains long-term relationships with customers
- Develops and maintains a schedule to perform "site walkthroughs" during formal meetings with customers to ensure quality and service expectations are met
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Proactively presenting site enhancement ideas to existing customers
- Participating in branch meetings and assist the Branch Manager or Assistant Branch Manager in overall leadership of branch

2020-2023
Merit Landscape Solutions of Texas – *Branch Manager*

- Hired, trained and developed maintenance crews to work efficiently and safely.
- Used the latest industry technology and applications to manage teams, schedule crews, calculate and track hours to keep budget.
- Manages the branch and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the operations, irrigation and fertilization departments

2019-2020
Rolling Green Landscape *– Operations Manager*

2016-2019
LandCare - *Branch Manager*

2015-2016
LandCare *Account Manager*

2012-2015
Brightview *Account Manager*

2010-2012
Brickman *Project Director*

Licenses & Skills

- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

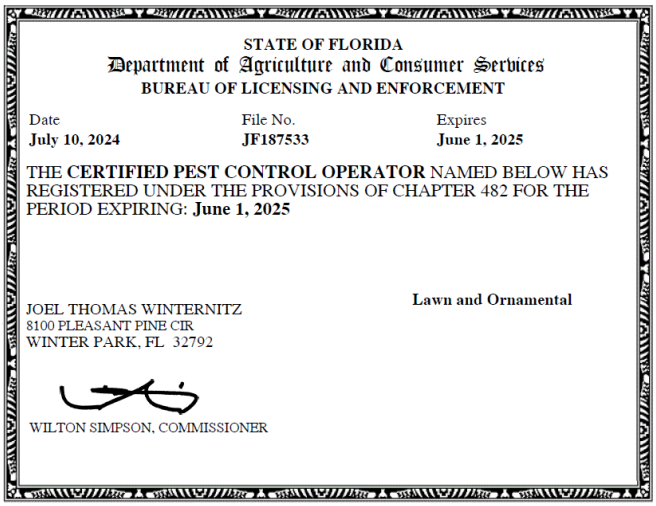
Contact

904-557-6412
ccochran@unitedlandservices.com

Certifications

Certification

Your Agronomics and Irrigation Specialists



STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

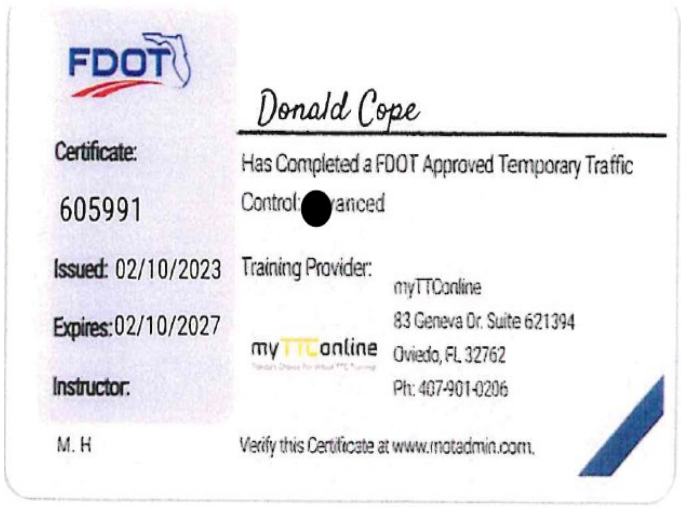
Date	File No.	Expires
July 10, 2024	JF187533	June 1, 2025

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2025

JOEL THOMAS WINTERNITZ
8100 PLEASANT PINE CIR
WINTER PARK, FL 32792

Lawn and Ornamental

WILTON SIMPSON, COMMISSIONER



FDOT

Donald Cope

Certificate: 605991

Has Completed a FDOT Approved Temporary Traffic Control [redacted]anced

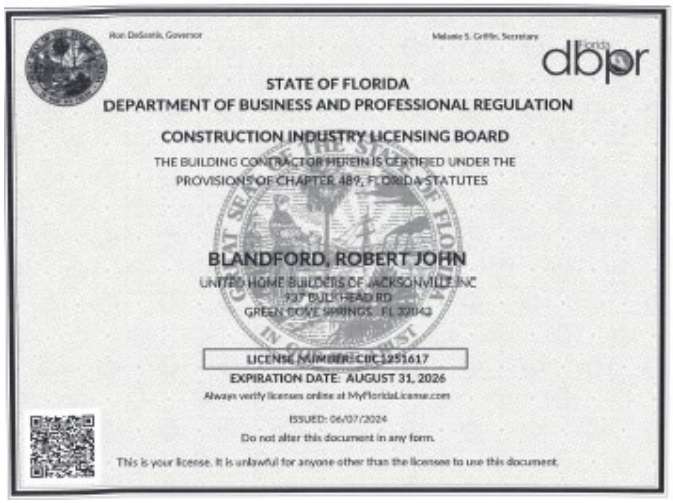
Issued: 02/10/2023

Training Provider: myTTOnline
83 Geneva Dr. Suite 621394
Oviedo, FL 32762
Ph: 407-901-0206

Expires: 02/10/2027

Instructor: M. H

Verify this Certificate at www.motadmin.com.



Ron DeSantis, Governor — Melanie S. Griffin, Secretary — dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD
THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BLANDFORD, ROBERT JOHN
UNITED HOME BUILDERS OF JACKSONVILLE INC
937 BULKHEAD RD
GREEN COVE SPRINGS, FL 32043

LICENSE NUMBER: CUC1251617
EXPIRATION DATE: AUGUST 31, 2026
Always verify licenses online at MyFloridaLicense.com
ISSUED: 06/07/2024
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

The International Society of Arboriculture
Hereby Announces That
David J Rivera
Has Earned the Credential
ISA Certified Arborist ®
By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

Issue Date	Expiration Date	Certification Number
9 June 2013	30 June 2025	FL-6545A

ANAB

IRRIGATION SPRINKLER

St. Johns County
Authorized Contractor
License No: BL-4240
BLANDFORD, ROBERT J
FLORIDA ULS OPERATING LLC DBA UNITED LANDSCAPES
DOB: 7/31/1975
Issued: 10/3/2023
Expires: 9/30/2025
**** License valid through expiration date, unless sooner disqualified ****

CERTIFICATE OF COMPETENCY

BROWARD COUNTY FLORIDA

CECIL E. GESTER

Irrigation Specialty Contractor

UNITED LAND SERVICES

CC# 23-ISC-23109-R EXPIRES 2024-08-3

UNITED Land Services

Certification

Your Agronomics and Irrigation Specialists

FNGLA
CERTIFIED PROFESSIONAL
CONTRACTOR

The Florida Nursery, Growers & Landscape Association
Confers on

Sandra Benton C00236

The Title of
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2024
Certified Since: 11/02/2002

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director

HORTICULTURE PROFESSIONAL
FNGLA
We Know What Grows
FNGLA CERTIFIED

The Florida Nursery, Growers & Landscape Association
confers on

Keely Haverland

The Title of

FNGLA Certified Horticulture Professional (FCHP)

Date: 11/21/2019

Merry Mott, FNGLA
Director of Industry Certifications

UNITED Land Services

Certification

Your Agronomics and Irrigation Specialists

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Florida ULS Operating LLC

2 Business name/disregarded entity name, if different from above
United Land Services

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
12276 San Jose Blvd Suite 747

Requester's name and address (optional)

6 City, state, and ZIP code
Jacksonville, FL, 32223

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
___ – ___ – ____

or

Employer identification number
8 5 – 2 4 9 7 9 2 5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 1/8/202

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Cat. No. 10231X Form **W-9** (Rev. 10-2018)

UNITLAN-02 SANTHOSHC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/25/2025

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

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

PRODUCER License # 0C36861
New York-Alliant Ins Svc Inc
101 Park Ave 14th Fl
New York, NY 10178

CONTACT NAME: Stephanie Kearney
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS: stephanie.kearney@alliant.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Federated Mutual Insurance Company	13935
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Florida ULS Operating LLC
12276 San Jose Blvd
Suite 747
Jacksonville, FL 32223

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		1855494	3/31/2025	3/31/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ Excluded
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS			1855494	3/31/2025	3/31/2026	BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE			1855495	3/31/2025	3/31/2026	AGGREGATE	$ 10,000,000
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N N (Mandatory in NH)	N / A		1855496	3/31/2025	3/31/2026	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: Ft. Pierce Branch.

Verano #1 Community Development District is an Additional Insured Subject to the Conditions of the Additional Insured - Owners, Lessees or Contractors - Automatic Status when required in Construction Agreement with you Endorsement for General Liability.

CERTIFICATE HOLDER

Verano #1 Community Development District
5385 N Nob Hill Rd.
Sunrise, FL 33351

SAMPLE

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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The ACORD name and logo are registered marks of ACORD

Development Strategy

Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.

Premier Landscape Platform

A Reputation of Excellence

Full-Suite of Services

Experienced Management Team

Relationship-Oriented Service

Phased Development Strategy

Plan of Action

Phase 1 (Days 1-30)

- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.

Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase 1 results and modify "Plan of Action" if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.

Scope of Services:

EXHIBIT "A"

SERVICE DESCRIPTION AND SPECIFICATIONS

The indications for Line Items correspond to the Itemized Bid Forms – Exhibit "B" and are to be performed to the frequencies specified.

I. TURF MAINTENANCE

ST. AUGUSTINE TURF MAINTENANCE

A. Mowing

Turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one-third (1/3) of the grass blade is to be removed when cutting in accordance with frequency set forth herein. ***(Unit Price Line Item: St. Augustine Mow)***

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. ***(Unit Price Line Item: Edge Bedlines/Edge Hardlines)***

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting as necessary the pH to maintain healthy plants. ***(Unit Price Line Item: Turf Fertilization)***

D. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants

throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

E. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. ***(Line Item: Irrigation Management)***

F. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Turf Weed Control)***

G. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. ***(Unit Price Line Item: Monofilament Trim)***

HYBRID BERMUDA TURF MAINTENANCE

A. Hybrid Bermuda Mowing

Hybrid Bermuda turf shall be reel mowed and/or rotary mowed, at Consultant direction, to a height of one (1.0) to two and one-half (2.5) inches in accordance with frequency set forth herein. ***(Unit Price Line Item: Hybrid Bermuda Mow)***

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed

lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. ***(Unit Price Line Item: Edge Bedlines/Edge Hardlines)***

C. Overseeding

All turf areas shall be prepared and overseeded with 280# per acre of a Grade "A" quality Blue Tag Perennial Ryegrass. This seed shall be free of "Poa annua" and other noxious weed seeds. Overseeding will begin in November, with 90% germination of all areas by December 31. Reducing the height of turf prior to overseeding is acceptable. Contractor shall not change the above schedule, rates, or specifications without approval of District Manager. ***(Unit Price Line Item: Hybrid Bermuda Overseeding)***

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Unit Price Line Item: Turf Fertilization)***

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. ***(Line Item: Irrigation Management)***

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Turf Weed Control)***

H. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. ***(Unit Price Line Item: Monofilament Trim)***

BAHIA / LAKE SHORE TURF MAINTENANCE

A. Mowing

Non-Boulevard Bahia and Lake / Retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches for a total of twenty-one (21) cuts in accordance with frequency set forth herein. The distribution of the cuts are:

i. November – 1
ii. December – 1
iii. January - 1
iv. February - 1
v. March - 1
vi. April - 2
vii. May - 3
viii. June - 2
ix. July - 3
x. August -2
xi. September - 2
xii. October - 2

(Unit Price Line Item: Bahia Mow)

B. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas.

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Bi-Annual turf fertility applications will occur in March and October.

III. SHRUB AND GROUNDCOVER MAINTENANCE

A. Shrub Pruning

All shrubs shall be pruned using a combination of hand pruning and has shears to remove dead and/or damaged wood to allow for natural development of plant material and to create the effect intended by the Consultant and Owner and/or District Manager. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries. Deep hand pruning and/or structure pruning shall be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, and to promote interior growth and an aesthetically pleasing appearance. Removal of up to 50% of the height and foliage of plants or greater depending on the age and size of plant material, shall take place during these prunings. ***(Line Item: Shrub/Groundcover Pruning)***

B. Ornamental Grass Pruning

All Ornamental grasses shall be pruned to an approximate 12 to 18-inch height removing previous year's growth and drying and declining foliage. This pruning shall take place once plants begin to "shatter" or fall apart, approximately October. All pruning debris shall be removed from the site. ***(Line Item: Shrub/Groundcover Pruning)***

C. Groundcover Pruning

Groundcover shall be pruned as needed to maintain separation away from base of trees, shrub masses, and hardscapes. All pruning debris shall be removed from the site. ***(Line Item: Shrub/Groundcover Pruning)***

D. Fertilization

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

necessary to maintain healthy plants. ***(Unit Price Line Item: Shrub Fertilization)***

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Fire ants shall be treated and mounds removed as needed. Contractor shall be responsible for removal of Fire ant mounds from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the Owner and/or District Manager in writing, and will be responsible for replacement of these items. In the event of automatic control interruption, the Contractor shall responsible for manual watering of any turf, shrub or groundcover areas, until automatic control is resumed. ***(Unit Price Line Item: Irrigation Management)***

G. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained to control and strive to eliminate weeds. ***(Line Item: Bed Weed Control)***

IV. TREE MAINTENANCE

A. Pruning

Contractor shall be responsible for maintaining all trees along boulevards, roadways, parks, activity areas, conservation areas, and all designated neighborhoods such that no branches/limbs will overhang on sidewalks and parking areas lower than 10 feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet, excluding palm trees. Trees located in natural area shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

Contractor will be responsible for pruning all ornamental trees. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth. ***(Unit Price Line Item: Tree Pruning)***

Palm Pruning

All palms shall be pruned and shaped as required, removing dead fronds and spent seedpods. Palms should not be severely pruned. All palms should be pruned at a 90-degree angle, no "carrot topping." Palms are to be thoroughly detailed with all fronds trimmed to lateral position and removal of all seed heads. When pruning Canary Island Date palms, all pruning equipment shall be sterilized prior to the pruning of each tree. Spikes are never to be used when climbing trees/palms. ***(Unit Price Line Item: Palm Pruning)***

B. Fertilization

Contractor shall be responsible for fertilizing all planted trees that have a caliper of eight (8) inches or less. Existing mature trees do not apply. Contractor is required to notify District Manager and make recommendations, in writing, of all other trees that may need supplemental fertilization. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Unit Price Line Item: Tree Fertilization)***

Palms are to be fertilized using fertilizers especially formulated for palms. ***(Unit Price Line Item: Palm Fertilization)***

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem for all planted trees that have a caliper of eight (8) inches or less. All Palm species will be inspected for disease, including laboratory analysis, to confirm condition. Use of Palm Injections will be by Work Order on Request and Owner approval. ***(Unit Price Line Item: Insect/Disease Control)***

D. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated trees and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees/palms that were not reported to the Owner and District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any trees/palms unless plant material is under warranty. ***(Unit Price Line Item: Irrigation Management)***

E. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Consultant and/or Contractor. Trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review

and approval. (***Unit Price Line Item: Tree Pruning***)

V. SEASONAL COLOR/PERENNIAL MAINTENANCE AND INSTALLATION

A. Seasonal Color Bed Preparation

Contractor shall be totally responsible for the soil make up within each flower bed. Amendments such as, but not limited to Peat Moss, sand, organic matter, fertilizers, and fungicides may be used to create a quality growing medium in order for the annuals to flourish. Beds shall be tilled to a depth of eight (8) to 14 inches with all amendments thoroughly incorporated into the soil mix.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a grade A quality seasonal color display. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. Owner and/or District Manager and Consultant shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified on the report.

Bed areas shall be formed to create a moderate crown. Contractor shall remove rocks and debris, and trench all sides of beds that face curb or turf at a depth of three (3) inches before final mulching.

B. Seasonal Color Installation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas based on the existing beds on the property at the time of bid submittal and on the plant spacing as specified. Contractor shall be responsible for planting the specified size and quantity of plant material using designs pre-approved by the Owner and/or District Manager.

C. Seasonal Color Replacement

Contractor shall be responsible for replacing any seasonal color plants that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the Owner and/or District Manager and Consultant.

D. Mulching

Bed areas shall have one-fourth (1/4) inch of finely ground mulch at all times, not allowing bare soil areas to be visible.

E. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also

to maintain a consistent uniform mass. ***(Unit Price Line Item: Deadheading & Pruning)***

F. Fertilization

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

G. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

H. Watering

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

Contractor shall not be responsible for the manual watering of any plant material unless plant material is under warranty. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established. ***(Unit Price Line Item: Watering)***

I. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Bed Weed Control)***

J. Perennial Maintenance

Perennials such as but not limited to Daylilies, Rudbeckia, Sedum, Iris, Daffodils, Lantana, etc. shall be pruned removing all spent blooms, flower stalks, and dormant and declining foliage. The timing of this pruning may be seasonal, Owner and/or District Manager and/or Consultant request, or for the aesthetic improvement of the landscape. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included. ***(Line Item: Deadheading and Pruning)***

VI. MULCHING FOR TREE AND SHRUB BED AREAS

CONTRACTORS ARE NOT TO BID FOR MULCH SERVICES

A. Mulch

Contractor will be responsible for pricing complete application(s) of Pine Bark Nugget or Chocolate Dyed Wood Chip Mulch which will occur at the District Manager's discretion. Mulch is to be spread at a depth of one and one-half (1.5”) inches such that none of the old or previously laid mulch is visible.

Contractor shall be responsible for weekly raking and grooming of mulch areas within beds and all playgrounds.

Contractor shall be responsible for removal of mulch from paved surfaces, curbs, and sidewalks. Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the bid process. Contractor is responsible for spot mulching of any bare soil areas that have resulted due to underestimation of mulch or landscape maintenance performance, i.e., mower damage around bedlines, etc.

Contractor shall be responsible for installing mulch as needed in playgrounds. Owner shall be responsible for supplying mulch needed for playgrounds only.

Contractor shall provide a sample of mulch prior to installation and must have written approval prior to beginning work. ***(Unit Price Line Item: Mulch)***

B. Trenching

Bedline edges shall be trenched and beveled at a depth of three (3) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All beds bordered by turf shall be defined and only have areas growing into the beds removed. A three (3)-inch deep trench along turf bedlines are not required. All tree wells located in turf areas shall have root balls raked smooth, and shall be trenched and beveled at a depth of three (3) inches. . All trenching soil including mulch and debris shall be disposed of off site and is not to be redeposited back into bed areas. This service is to completed annually at the first application ***(Unit Price Line Item: Mulch)***

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

A. Cleanup Procedures

As a part of each weekly maintenance visit, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. A complete sweeping or blowing, by mechanical means, of the entire roadways,

curbs, gutters, drains, and sidewalk areas will also be performed. This will encompass complete removal of weeds at curbs, sidewalks, parking lot surfaces, roadways, and pavers, and other trash that has settled in these areas. Parking lot areas will be kept clean within 15 feet of curbs and planted areas. ***(Unit Price Line Item: Debris Disposal)***

B. Road Kill

Contractor shall be responsible for removal and proper disposal of any animal carcass Monday through Friday. ***(Unit Price Line Item: Debris Disposal)***

C. Park Trash Containers

Contractor shall be responsible for emptying and replacing trash liners of all trash containers every fourth day or when container is 85% full or twice a week Monday through Friday. ***(Unit Price Line Item: Debris Disposal)***

D. Weed Control

All parking lot areas, roadways, parkways, pavers, curbs, gutters, drains, driveways, sidewalks areas, paths and bike paths shall be maintained to control and strive to eliminate weeds. ***(Unit Price Line Item: Bed Weed Control)***

E. Disposal of Debris

All debris shall be disposed of off site. Owner shall furnish area for Contractor dumpster storage. ***(Unit Price Line Item: Debris Disposal)***

F. Severe Weather Cleanup

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

G. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions. ***(Unit Price Line Item: Debris Disposal)***

VIII. LEAF REMOVAL

A. Leaf Collection

Fallen leaves in all areas shall be collected no less than four (4) times per year and removed from property. This is to be done as requested by the Consultant and Owner and/or District Manager from the beginning of November through February, or until leaf dispersement ceases.

On a weekly basis, the Contractor will collect leaves from focal areas, bed, and turf areas to prevent heavy build-up and cause damage to plant material by smothering. ***(Unit Price Line Item: Debris Disposal)***

B. Disposal of Debris

All debris shall be disposed of off site. ***(Unit Price Line Item: Debris Disposal)***

IX. NATURAL AREA MAINTENANCE

All mulched wooded natural areas should be kept free of limbs and weeds over growing formally maintained areas. Natural leaf drop will not have to be removed.

Contractor shall be responsible for maintaining a three-foot (3-foot) buffer between formally maintained areas and natural vegetation growth including but not limited to trees, vines, or large variety weeds. A non selective herbicide chemical buffer may be established in these areas. ***(Unit Price Line Item: Debris Disposal)***

X. PLANT MATERIAL DISPOSAL

A. Removal

Dead plant material, not requiring general tree surgeon practices for removal shall be removed and disposed of immediately by the Contractor. ***(Unit Price Line Item: Debris Disposal)***

B. Replacement

Contractor shall contact and advise the District Manager, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

XI. IRRIGATION SYSTEM

A. Irrigation Inspection and Management

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first

30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner. Owner shall be responsible for all costs associated with making irrigation systems completely operational prior to Contractor assuming responsibility as described throughout Section XI. Irrigation System. Capital improvements are to be reviewed by the Owner. In the event of phased repairs, the Contractor will assume liability as system is renovated.

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

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

Contractor shall be responsible for checking and adjusting all Controllers to assure proper operation. ***(Unit Price Line Item: Irrigation Management).***

XII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATION SHEET

A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The Specifications are intended to be consistent with current label instructions. In the event the Specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be placed in visible locations prior to spray applications.

B. Contractor will be responsible for applying chemicals and fertilizers. The following rates are general guidelines and are to be used as such. Contractor is totally responsible for furnishing the Owner with healthy, vigorous plant material throughout the term of the contract.

C. Chemical forms may vary with weather conditions.

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

E. Contractor will be responsible for taking general and micronutrient tests of turf and shrub bed areas. Owner, District Manager and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems

identified by the report within 45 days of the execution of the contract.

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

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

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

EXHIBIT "F"
SITE MAP
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Landscape Maintenance Map

Narrative Approach to Scope of Services at Watergrass II CDD

General Requirements

- ULS is prepared to acquire any and all necessary equipment if not already owned to fulfill the contract requirements.
- An Account Manager will be assigned to the account who will serve as the main point of contact for the District / Owner.
- Field employees will be dressed in ULS branded uniforms at all times. Field crew members are required to wear dark green uniform shirts and ULS branded hi-viz yellow safety vests along with work style boots.
- All ULS vehicles will be clearly marked with our logo.
- A code of conduct and employee handbook outlining policies is provided to employees at the time of hire. Employees are required to review the handbook and sign an acknowledgement form stating they agree to it's content.
- PPE is provided to employees, and required for use at all times. Safety protocols are at the direction of our Fleet & Safety Manager and implemented by our Branch, Account and Production Managers.

Reporting

- ULS agrees and is open to regular meetings onsite to review necessary items.
- Your Account Manager will attend all Board meetings requested.
- Best efforts will be made to return calls and emails within same day.
- All reports provided in RFP will be used along side ULS reporting

Operations & Maintenance

Schedule Of Services

- Staffing will be adequate to perform the tasks outlined in the Scope of Work for 52 visits
- Pricing includes a full time Irrigation Technician
- The property will be broken into sections
    - Mowing is to be completed in a weekly day schedule
    - The property will be broken into 4 equal sections to complete the detail on a monthly basis.
    - Maps outlining these areas will be provided to the crew and property management.

Turf Care

Mowing

United Land Services intends to approach the mowing of the current areas in this manner.

- Mowing frequencies will be completed per the Scope of Services.
- Production maps will be provided to the crew outlining the areas to be mowed per the contract documents.

- The crew will be instructed on what size and type of mower to use based on site conditions and turf type. (72", 60" and 48")
- The proper sequence of mowing operations will be outlined prior to job start.
- Care will be taken when mowing on right of ways and roadways to insure safety to crew members and the general public.

Edging & Trimming

- ULS will edge all hard areas weekly and soft beds on an every other cut sequence.
- MOT precautions will be taken when required.
- Trimming / weedeating will be performed per specifications.

Weed & Disease Control

- ULS will make applications based on site conditions and Best Management Practices.

Fertilization

- Fertilization blends shall be determined based on-site conditions and turf needs
- Soil samples will be taken to ensure the proper fertilization formulas are used.
- ULS will make application decisions based on Best Management Practices.
- Fertilization as directed by Scope of Services on St. Aug turf and irriagted Bahia.
- Fertilization application will follow all state and city guidelines including black out periods.

Pest Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of turf is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Shrub / Cord Grass & Groundcover Care

Pruning

- Crews will be provided a sectional detail map outlining the property boundaries. This map will evenly divide the property into four sections, each to be completed on a weekly basis.
- Crews will be directed to prune plants using Best Practices, specific to each plant type.
- Care will be taken not to remove buds or blooms on plants while flowering.
- All clippings will be removed after service.

Fertilization

- Fertilization blends shall be determined based on-site conditions and shrub needs.
- Blends will contain a complete bend of nutrients designed for ornamental shrubs.
- ULS will make application decisions based on Best Management Practices.
- Fertilization will follow scope of services for shrubs

Pest & Disease Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of shrubs and ornamentals is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Tree & Palm Trimming

- Trees will be maintained to a height of 8' over pedestrian walkways and 15' over roadways.
- Palm pruning to be completed as needed throughout the year.
- Fertilization will be done in conjunction with the ornamental shrub application RFP.

Litter and Debris Removal

- Litter and Debris to be removed prior to mowing.
- All debris generated by maintenance services to be removed by ULS.

Weeding

- ULS will utilize chemical applications to maintain clean, and relatively weed free beds and mulched areas.
- ULS will follow all State & Federal requirements to make such applications. MSDS sheets will be made available.
- Best efforts will be made to keep areas with no mulch or groundcover present free from weeds, but no such guarantee can be made. Mulch and or dense groundcover is vital to weed free planting areas.

Irrigation

- Inspections will be completed on a monthly basis and an inspection sheet provided to the client thereafter.
- An initial audit report will be completed with in the first 30 days to access damages and deficiencies and reports will be presented to the Board of Supervisors/ District Manager
- ULS understands that all unreported maintenance deficiences, parts and labor after the 30 day period will be assumed by the contractor.

Palm Fertilization

- Palms to be fertilized per scope.
- Fertilization will follow all state and city guidelines abiding by all blackout guidelines
- OTC injections will be completed per scope for all specialty palms

Response Time

- ULS will provide a dedicated Account Manager that will serve as the main point of contact for the District.
- ULS will make best efforts to strictly adhere to all response time expectations.

ULS operations team will conduct all audits of the community with reports, pictures and detailed explanations in the first 30 days to the district manager and Board of Supervisors. This Site Audit will be done a monthly/quarterly rotation depending on the status of the current landscaping.

Method and Approach

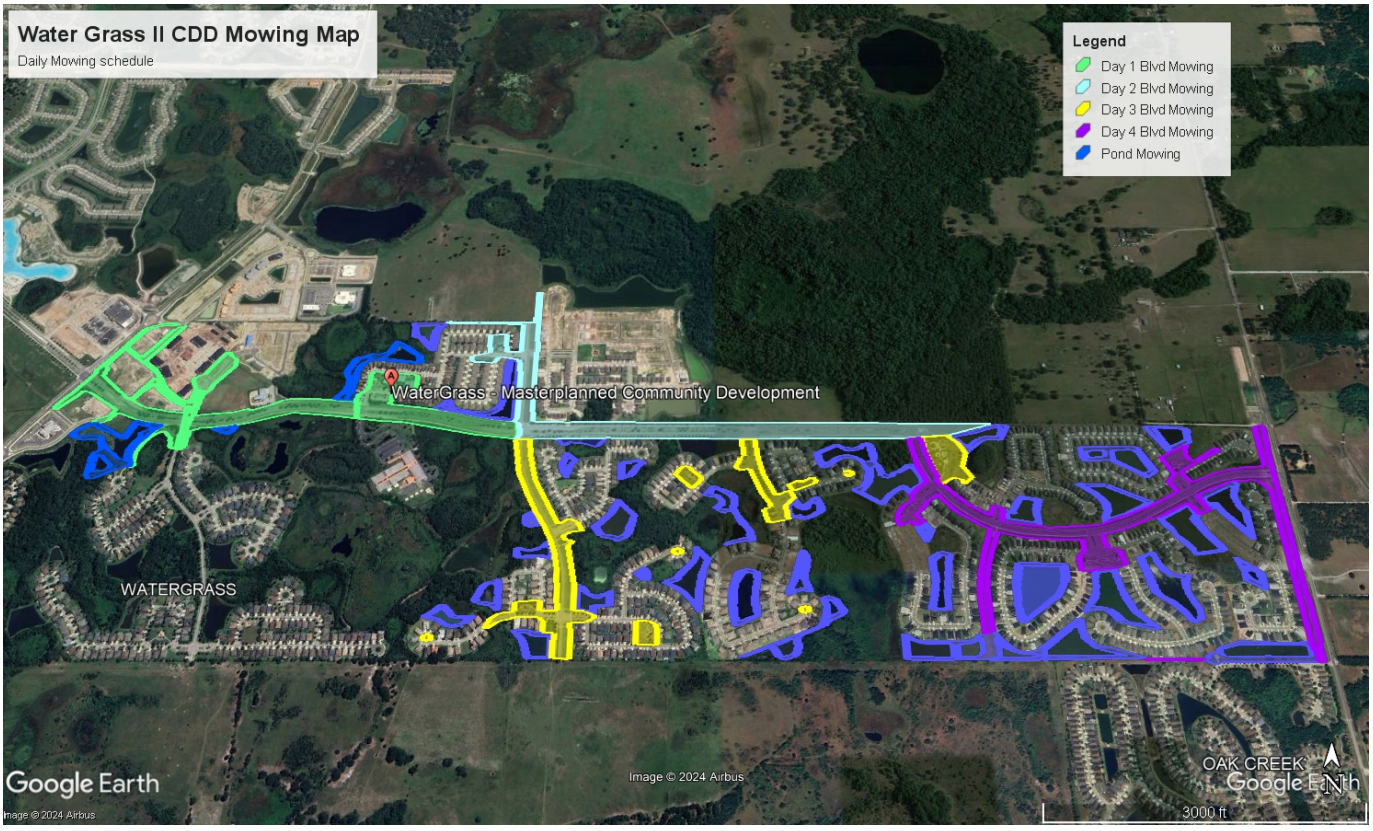
Service Maps Watergrass II CDD

United Land Services utilizes mow maps to pinpoint service areas and effectively communicate locations with the district. These maps are subject to updates, ensuring accuracy and alignment with the evolving project needs.

Weekly Mowing Key

Service Day	Mow Section
Monday	
Tuesday	
Wednesday	
Thursday	
Ponds	

Watergrass II
Weekly Mowing Schedule Map



Method and Approach

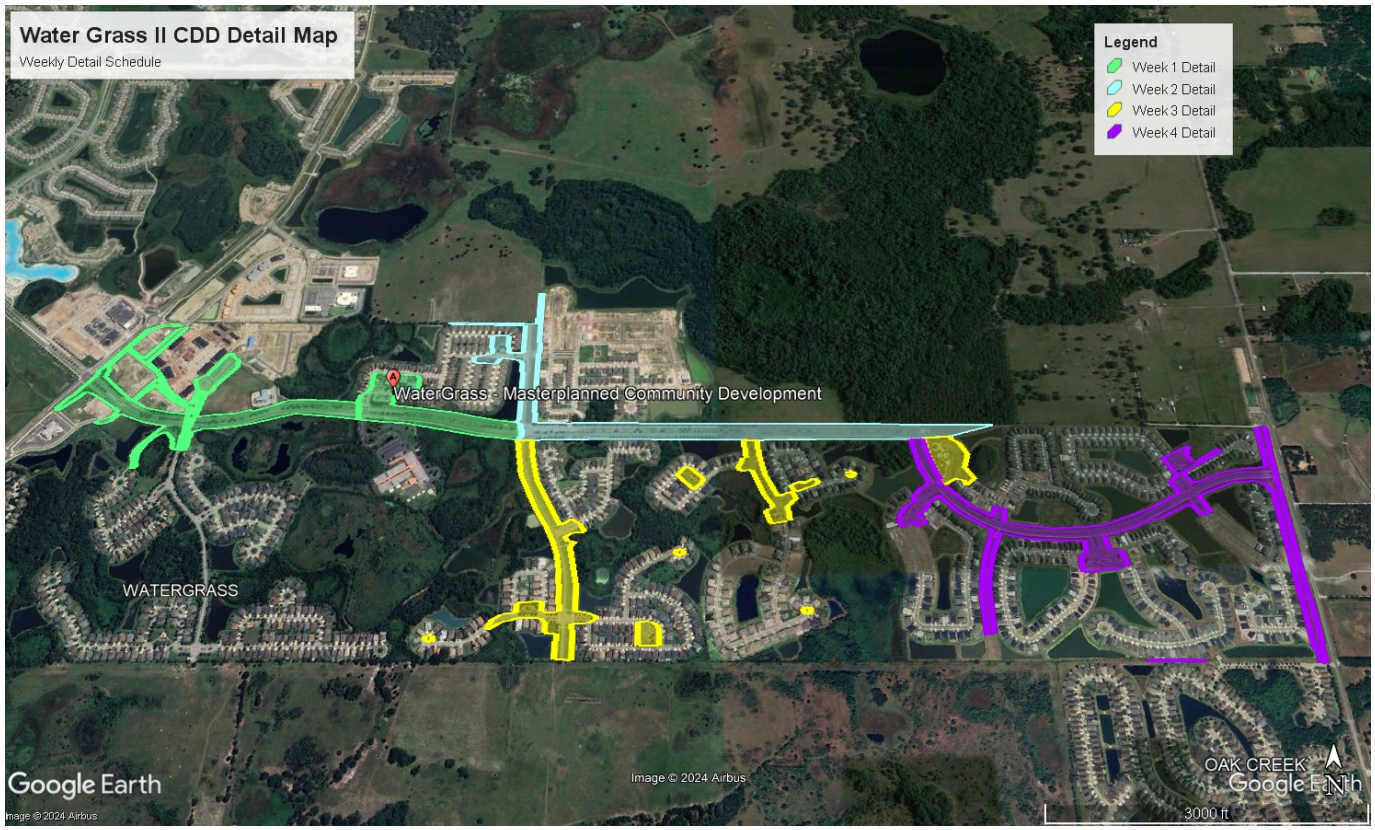
Service Maps Watergrass II CDD

United Land Services utilizes mow maps to pinpoint service areas and effectively communicate locations with the district. These maps are subject to updates, ensuring accuracy and alignment with the evolving project needs.

Watergrass II Monthly Detail and Pruning Map

Monthly Detail and Pruning Key

Month	Detail/Prune Section
Week 1	
Week 2	
Week 3	
Week 4	



Method and Approach

Equipment List Watergrass II CDD

Equipment	Amount
Chevy Silverado 2500 CC	2
Chevy Silverado 1500 CC	1
Irrigation Van	1
Utility Trailer 6x16'	1
Open Landscape Trailer 20'	3
72" John Deere Z960M	2
54" John Deere Q850M	2
John Deere Gator HPX615E - 2 Seat	1
Stihl BR600 Blower	5
Stihl FC 91 Edger	4
Stihl FS 91 Weedeater	4
Stihl Shear - Long	2
Stihl Shear - Medium	3
Stihl Power Pruner	1
Ride on Blower	1
Z-Spray	1
Stand on Spreader	1

RFP Bid Forms

Exhibit B "Summary Bid Form"

Exhibit G "Qualification Statement"

Exhibit H "Evaluation Criteria

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
Tampa, FL

CATEGORY A. Landscape Maintenance Total	$ 833,691
CATEGORY B. Seasonal Color / Perennial Maintenance Total	$ 8,852
CATEGORY C. Seasonal Plant Installation Total	$ 6,000
CATEGORY D. Mulch Total	$ 293,800
FIRST YEAR GRAND TOTAL BID PRICE	**$** 1,142,343
SECOND YEAR GRAND TOTAL BID PRICE	***$*** 1,176,613
THIRD YEAR GRAND TOTAL BID PRICE	***$*** 1,176,613

Contractor Company Name United Land Services

Contractor Address 4195 62nd Avenue N.

Contractor Representative Kyle DuBois

Contractor Signature

Title Senior Business Development Manager

Telephone Number 813-476-0304

Date 11.6.25

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement, and run concurrent with any successive terms.

ADDENDA

Contractor acknowledges receipt of the following Addenda, which are included in our Proposal.

ADDENDUM # 1	DATED: 10.20.25
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our Proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

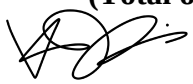
EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM

TURF FUNCTION	FREQUENCY (PER YEAR)	TOTAL
St. Augustine		
Mow	42	-
Edge (Bedlines)	21	-
Edge (Hardlines)	42	-
Monofilament Trim	42	-
Turf Fertilization	6	-
Turf Insect/Disease/Weed Control	52	-
St. Augustine Mow Sub-Total	-	**$** 135,852
Bermuda		
Mow	46	-
Edge (Bedlines)	23	-
Edge (Hardlines)	46	-
Monofilament Trim	46	-
Turf Fertilization	6	-
Turf Insect/Disease/Weed Control	52	-
Overseeding	1	-
Bermuda Turf Mowing Sub-Total	-	$ 90,568
Bahia		
Mow	32	-
Monofilament Trim	21	-
Turf Fertilization	2	-
Bahia Turf Mowing Sub-Total	-	$ 234,028

CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM *(Continued)*

MAINTENANCE FUNCTIONS	FREQUENCY (PER YEAR)	FIRST YEAR TOTAL PRICE
Bed Weed Control	52	-
Shrub Insect/Disease Control	52	-
Shrub/Groundcover Pruning	12	-
Shrub/Groundcover Fertilization	4	-
Tree Pruning	12	-
Tree Fertilization	2	-
Palm Pruning	2	-
Palm Fertilization	2	-
Debris Disposal	52	-
General Landscape Svcs Sub-Total	-	$ 265,243
Irrigation Management Sub-Total	52	$ 108,000

CATEGORY A. FIRST YEAR LANDSCAPE MAINTENANCE GRAND TOTAL **$** 833,691
(Total of Mowing Sub Totals, Gen. Svcs and Irrig.)



United Land Services 11.6.2025

Contractor Signature Company Name Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

SEASONAL COLOR/PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading/Pruning	24
Mulching	As Needed
Insect/Disease Control	52
Watering	As Needed
Fertilization	12

CATEGORY B. FIRST YEAR SEASONAL COLOR /PERENNIAL MAINTENANCE TOTAL **$** 8,852

Contractor Signature	Company Name	Date
	United Land Services	11.6.2025

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY C

SEASONAL COLOR INSTALLATION
ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
600	Spring	4"	$ 2.50	$ 1,500
600	Summer	4"	$ 2.50	$ 1,500
600	Fall	4"	$ 2.50	$ 1,500
600	Winter	4"	$ 2.50	$ 1,500

CATEGORY C. FIRST YEAR SEASONAL PLANT INSTALLATION TOTAL **$** 6,000

NOTES:

1. Not all properties have seasonal colorbeds.

2. All annuals shall be four-inch (4") container-grown Grade A plants with multiple blooms at the time of installation.

3. All prices shall be inclusive of material costs including soil amendments, mulch, labor, taxes, etc.

4. Contractor is responsible for estimating and confirming the quantity of flowers based on the existing beds on the property at the time of bid submittal and on the spacing shown below:
   a. Distance away from curbs, turflines, etc.:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

   b. On Center (o.c.) Spacings:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

United Land Services 11.6.2025

Contractor Signature Company Name Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY D

MULCH
ITEMIZED BID FORM

MATERIAL	UNIT PRICE	TOTAL PRICE
(1st application) 2,659 cuyd	-	$ 172,835
(2nd application) 1,861 cuyd	-	$ 120,965

CATEGORY D. FIRST YEAR MULCH TOTAL **$** 293,800

NOTES:

1. Contractor is responsible for measuring and pricing the quantity of mulch required for each complete mulching of all presently mulched areas on site.

2. Contractor mulching total **shall include** one complete trenching as specified in the trenching specifications.

Contractor Signature	United Land Services	11.6.2025
	Company Name	Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*

SUPPLEMENTAL PRICING FORM

1. Grade A pinestraw (cost/bale, spread on site)	$ 10
2. Bahia sod, non-site ready (cost/square foot)	$ 0.50
3. Bermuda 419 sod, non-site ready (cost/square foot)	$ 1.00
4. St. Augustine sod laid, non-site ready (cost/square foot)	$ 0.75
5. Additional labor with truck and hand tools (cost/man hour)	$ 65
6. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	$ 65
7. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	$ 65
8. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour/ Owner supplied water) c. Water truck with operator 25 times per year with a ½ inch application. d. Map Area B6 Bradbury and Astoria (100'x600')priced per event	a. $ 125 b. $ 150 c. $ depends on area requested d. $ 1,200
9. Cost per hour a. Irrigation Technician b. Supervisor and truck c. General Laborer d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. $ 75 b. $ 95 c. $ 60 d. $ 75

The prices above shall be commensurate with the contract term.

United Land Services 11.6.25

Contractor Signature Company Name Date

EXHIBIT "G"

LANDSCAPE MAINTENANCE CONTRACTOR QUALIFICATION STATEMENT

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Attention: All information should be completed and returned with Bid Submittal.
. Incomplete submittals may be rejected as non-responsive.

SECTION 1: COMPANY INFORMATION

1. Business Name: Florida ULS Operating, LLC DBA United Land Services
Address: 12276 San Jose Blvd. Suite 747. Jacksonville, FL. 32223
Branch Servicing Watergrass will be based out of Brandon.
Telephone: 727-798-6484 Fax: n/a
Web Site: unitedlandservices.com
E-Mail: kdubois@unitedlandservices.com

2. Is the firm a: Sole Proprietorship _____ Partnership _____ Corporation X

3. If Applicant is a Corporation, is it incorporated in the State of Florida:
Yes ()XNo (X) N/A ( )

3.1 If yes, provide the following:

Is Applicant in good standing with the Florida Department of State, Division of Corporations? Yes (X) No ( ) N/A ( )

United Landscapes 4.4.2001

Date incorporated 8.27.2020 Charter No. M20000007467

3.2 If no, provide the following:

In which state is the Applicant incorporated? Delaware

Is Applicant in good standing with that State? Yes (X) No ( ) N/A ( )

If no, please explain _____

Date incorporated 8.27.2020 Charter No. M20000007467

Is Applicant registered with the State of Florida? Yes (X) No ( ) N/A ( )

4. If Applicant is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the state of Florida?

Yes ( ) (Proceed to Sec 4.1) No ( ) (Proceed to Sec 4.2) N/A (X)

4.1 If yes, is Applicant registered with the Florida Department of State, Division of Corporation? Yes (X) No ( ) N/A ( )

If no, please explain_____

Is Applicant in good standing with the State of Florida?
Yes (X) No ( ) N/A ( )

If no, please explain_____

Date Applicant was organized?_____

4.2 If no, in which state is the Applicant organized?_____

Is Applicant in good standing with that state? Yes ( ) No ( ) N/A ( )

If no, please explain_____

Date Applicant was organized?_____

Is Applicant registered as a foreign partnership or limited liability company with the state of Florida? Yes ( ) No ( ) N/A ( )

If no, please explain_____

5. If the firm is a sole proprietorship, who is the owner? n/a

6. How long in business? Since 2001

7. Headquarters location: Jacksonville, FL.

8. States in which you operate: Florida, Georgia, Alabama, South Carolina, North Carolina

9. List company officers and titles:

Company Officer	Title
Ray Leach	CEO/ Title President
Jason Lamb	CFO/ Title Treasurer
Donnie Cope	COO
Tatiana Kertiyakova	VP Accounting

10. Location of the Business office which would perform District Work
Street Address: 4316 Hartford St.
City: Brandon State: FL Zip Code: 33619
Tel: 727-798-6484 Fax Number: n/a

11. Furnish company literature that describes your company and scope of operations

SECTION 2: FINANCIAL, INSURANCE AND COMPLIANCE INFORMATION

12. Financial references:

Bank: Bank of America. 50 North Laura St. 24th Floor. Jacksonville, FL. 32202

Vendors: Chevy, Bobcat, CAT, John Deere, Site One, Stihl, Tru Green Quality Sod, Paylocity Aspire, Apple, Exmark.

13. Landscape Maintenance Gross Revenue in 2022: $=88 Million

Landscape Maintenance Gross Revenue in 2023: $=153 Million

Landscape Maintenance Gross Revenue in 2024: $ 242 Million

14. Name of Applicant's Bonding Company Alliant Insurance Services, Inc.

Address 101 Park Ave. 18th Floor. New York, NY. 10178

Approved Bonding Capacities:		
	Aggregate Limit	$ 20 million
	Single Project Limit	$ $20 million
	Total Current Contracts Bonded	$ 8.6 Mil

15. What are Applicant's current insurance limits? (Attach a copy of Applicant's certificate of insurance)

General Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	3.2026

16. Has Applicant been cited by the Federal Occupational Safety and Health Administration (OSHA) for any job site or company office/shop safety violations in the past two years?
Yes (X) No ( )

16.1 What is Applicant's current Experience Modifier Rate? .79

SECTION 3: WORKFORCE INFORMATION AND COMPANY BIOGRAPHICAL DATA

17. Does your company have an Affirmative Hiring/ Veteran Hiring Policy? Yes(x) No ( )
Describe policy on Hiring: United Land Services understands the value veterans bring to any workforce; we are committed to giving veterans opportunities to join our team.

18. Does your company have a policy on drug screening? Yes (x) No ( )
Describe policy on drug screening: It is our policy to maintain a safe and healthy workplace that is free of the effects of drug and alcohol abuse. Please see attached Drug Free Workplace policy for details on drug screening

19. Does your company have pre-employment drug screening? Yes ( ) No (x)
Describe policy on drug screening: Please see attached Drug Free Workplace policy for details on drug screening

20. Does your company utilize Temporary Workers (H2B) Yes (X) No (x)
Describe policy and if yes, what percentage of workforce are H2B: Depending of added business during winter months, particular branches might utilize the H2B program.

21. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (X) No ()
Describe policy on Vehicle Operation: We utilize GPS tracking to monitor speed and driving behaviors. MVR checks are run on reoccuring basis to determine driver elgibility based on traffic infractions and tickets.

22. Describe training program for employees: ULS provides initial training on all equipment and services before employees are released on properties. ULS will provide ongoing training for employees on equipment usage, horticultural practices. ULS also provides daily safety training. Employees also have the ability to move up crew member levels throughout their tenure. Many Crew Leaders, Production Managers and Account Managers were once crew members.

23.List all in-house departments such as horticulture, irrigation, agronomy, seasonal color and their department heads:

Department	Department Head
Horticultural	Thomas Mootz
Irrigation	Tony Roberts
Agronomy	John Neal
Seasonal Color/ Enhancements	Cristi Cochran

24. List irrigation technician / manager certifications .

Cecil Gester- Head Irrigation Technician for Tampa market.

25. What services are anticipated to out-sourced or sub-contracted as a part of contract fulfillment?

Please describe:== Some turf fertilizations will be assisted by Professional Pest and Lawn Management, Inc.

26.List five (5) current clients including contact persons and telephone numbers:

Company	Contact Person	Telephone
Inframark	Mark Vega	813-295-5455
FS Residential	Stephanie Taylor	Stephanie.taylor@fsresidential.com
Inframark	Angel Montagna	angel.montagna@inframark.com
Forester	Shelly Kaercher	407-784-8327
Greystar	Ashlie Brown	813.803.5778

27. List five (5) of your largest maintenance accounts, their contract value and length of service:

Account Name	Value	Length of Service
Waterset South	500 Thousand	1 years.
Orange Lake Resorts	2 Million	3 years
Country Club at Champions Gate	1.4 Million	4 years.
Bridgewater at Viera	1.2 Million	3 years
Celebration CDD	1.1 Million	2 year.

28. List two (2) contracts lost in the previous 12 months and the reason(s) why:

Company: Luxe 1820 Apartments
Contact Person: Tristan Cabrera
Telephone: email: tcabrera@alapts.com
Reason job lost: Property wanted to decrease budget, competitor undercut budget.

Company: N/A
Contact Person:
Telephone:
Reason job lost:

29.Based on total projected bid price, please rank the Watergrass II project against your other current landscape maintenance customers/projects.-

Watergrass II CDD would potentially be our largest CDD in the Tampa Bay market. Comparing to Champions Gtae sizze and expectations.

30.Do you currently have the manpower and equipment to fully perform all of the anticipated services required for the Watergrass II project? If not, please explain what personnel will need to be hired and what equipment will need to be purchased.

Yes

31.Please identify any of your projects with an OLM inspection of your landscape maintenance services.

Swan and Dolphin Resort, Orlando.
The Swan Reserve. Orlando

Dated this 4th day of November, 2025.

United Land Services By: _____
Name of Applicant Signature

KEELY RENEE HAVERLAND
Notary Public - State of Florida
Commission # HH 598211
My Comm. Expires Oct 1, 2028
Bonded through National Notary Assn.

Kyle DuBois | Business Development Manager
(Print or Type Name and Title)

Notary Affirmation and Stamp
or
Apply Corporate Seal, if filing as a corporation

EXHIBIT "H"
EVALUATION CRITERIA

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES
EVALUATION CRITERIA:

NAME OF COMPANY: United Land Services

1. Personnel

(20 Points Possible) (_____ Points Awarded)

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

Management and Supervisory Personnel

Name Years Exp.

1. Jason Ackman Regional VP of Ops 25
2. Brett Perez Regional GM 16
3. Thomas Mootz Branch Manager 25
4. Cristi Cochran Account Manager 30

Cecil Gesteromez Irrigation Manager 20

Position/Certifications Please see above.

Duties and Responsibilities Thomas, Branch Manager, and Cristi, your Account Manager will be your main point of contact during partnership. Cristi will manage crews and be on property multiple days a week for management and communication.

Proposed Staffing Levels

Landscape Maintenance staff will include; 12 laborers, 3 Supervisors, and 3 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

Name Years Exp.

1. Cristi Cochran Account Manager 30
2. William Jeffrey Production Manager 7
3. Cecil Gester Irrigation Manager 20
4. Khristian Perez Spray Technician 10

Position/Certifications Please see above.

Duties and Responsibilities Irrigation Manager oversees technicians and acts as Lead Technician.
Cristi is Account Manager and will be main point of contact with Board and Management. Maria will be Production Manager on property daily with the crews. And will direct Crew Leaders and Crews.

2. Experience (20 Points Possible) (_____ Points Awarded)

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

1. Project Name/Location: Swan and Dolphin Resort
Contact: Contact Phone: Eric Opron
Project Type/Description: CDD Landscape Maintenance
Dollar Amount of Contract: $1.500,000
Your Company's Detailed Scope of Services for Project: Landscape and Irrigation Maint. Agronomics, palm pruning.
Duration of Contract: START DATE: 2022 END DATE: Current

2. Project Name/Location: Waterset South
Contact: Contact Phone: John ToBorg jtoborg@rizzetta.com
Project Type/Description: CDD Landscape and Irrigation Maint.
Dollar Amount of Contract: $500,000
Your Company's Detailed Scope of Services for Project: Full landscape maint contract, including palms, mulch annuals.
Duration of Contract: START DATE: 2024 END DATE: Current

3. Project Name/Location: Magnolia Park
Contact: Contact Phone: Barry Jeskewich 813-263-0132 x398
Project Type/Description: Dollar Amount of Contract: CDD Landscape and Irrigation Maint. $225,000
Your Company's Detailed Scope of Services for Project: Full landscape maint contract, including palms, mulch annuals.
Duration of Contract: START DATE: 2023 END DATE: Current

4. Project Name/Location: Champions Gate and Country Club CDD
Contact: Contact Phone: Kristina Inkrott 407-619-6936
Project Type/Description: CDD Landscape and Irrigation Maintenance
Dollar Amount of Contract: $980,000

Your Company's Detailed Scope of Services for Project: Full landscape maint contract, including palms, mulch annuals.
Duration of Contract: START DATE: 2022 END DATE: Current

5. Project Name/Location: Celebration CDD
Contact: Contact Phone: Angela Montagna 727-638-0268
Project Type/Description: CDD Landscape and Irrigation Maint.
Dollar Amount of Contract: $1,200,000
Your Company's Detailed Scope of Services for Project: Full landscape maint contract, including palms, mulch annuals.
Duration of Contract: START DATE: 2023 END DATE: Current

3. Understanding Scope of RFP (15 Points Possible) (_____ Points Awarded)
Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (_____ Points Awarded)
Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (25 Points Possible) (_____ Points Awarded)
A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *
* Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (_____ Points Awarded)
Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.
Proposer's Total Score (100 Points Possible) (_____ Points Awarded)

Memorandum

Date: October 20, 2025

To:

Jennifer Goldyn – Inframark Jennifer.goldyn@inframark.com

Sarah Schmidt – WATERGRASS II CDD clubhouse@watergrass2cdd.com

Thomas Mootz – United Land Services (tmootz@unitedlandservices.com)

Neil McFadyen – ASI/Yardnique (neilmcfadyen@yardnique.com)

David Lucadano – Red Tree (bchristensen@redtreelandscape.systems)

Eileen Grum – Russell Landscape (eileeng@russelllandscape.com)

Vince Gliatta – Duval Landscape (Vince@Duvallandscape.com)

Heath Busa – Yellowstone Landscape (hbusa@yellowstonelandscape.com)

Jeff Cane – Pine Lake (shannon@pinelake.com)

Matt Genich – Juniper Landscape (Matt.genich@juniperlandscape.com)

Kelley Newton – OLM, INC. knewton@olminc.com

From: Paul Woods, Region Consultant – Florida, OLM, Inc.

Re: Pre-Bid Meeting Summary and Addendum #1, Dated October 20, 2025

This memorandum serves as **Addendum #1, dated October 20, 2025**, acknowledging receipt and reiterates the key points discussed at the mandatory pre-bid meeting for Watergrass II CDD Landscape Maintenance Services. Please note that all typographical and grammatical corrections, along with necessary clarifications, will be reflected in the final version issued for signature.

Thank you for your time, efforts and your company's interest. We wish you a successful bid.

1. Addendum #1 10-20-25

To facilitate prompt communication, please direct email inquiries to pwoods@olminc.com and copy Jennifer.goldyn@inframark.com as well as clubhouse@watergrass2cdd.com. All questions will be addressed and shared with all bidders.

Per Section 1.5 Proposal Delivery, a public bid opening will take place at 1:30pm on November 10, 2025, at the WATERGRASS Clubhouse (today's meeting location). In addition to submitting electronic copies to Jennifer.goldyn@inframark.com, please also send them to clubhouse@watergrass2cdd.com by 3:00pm.
Please review the attached revised Promenade Business Center service map. All highlighted yellow and yellow/red areas are to be included in your submission.

2. Pre-Bid Meeting Summary

The mandatory bidder pre-bid meeting was held on Monday, October 20, 2025, from 10:00am to 12:15pm. The listed companies were present and are eligible to submit bids.

Representatives of the CDD were Sarah Schmidt and Craig Margelowsky.

As outlined in Section 1.5 Proposal Delivery, the public opening will occur on November 10, 2025, at 1:30pm in the clubhouse meeting room—the same venue as today's session.

The CDD Board will convene on November 19, 2025, at 6:30pm to review submitted bids. This meeting is open to the public.

Regarding mulch specifications, the designated mulch type is Pine Medium Nugget. On page III-11, VI. Mulching for Tree and Shrub Beds, subsection A. Mulch, please delete "or Chocolate Dyed Wood Chip Mulch." Only bid using Medium Pine Bark Nugget.

Mulch must be included in your bid proposal. On page III-11, item VI Mulching for Tree and Shrub Beds, remove the statement "Contractors are not to bid for mulch services," and on page IV-7, Exhibit D, eliminate "n/a" from line items for first application, second application, and the FIRST YEAR MULCH TOTAL (cost). Submit cost information in dollars.

A temporary gate code (#9762) has been established for bidder access until the submission deadline.

Additional groundwater wells will be operational within the next 60 days to ensure improved flow and pressure, thereby reducing reliance on irregular Pasco County reclaimed water. Irrigation Controller details are provided in Exhibit E, page IV-12. Bidders should verify zone counts but make no alterations, ensuring controller doors remain closed. Further, cul-de-sacs utilize battery-operated or small-zone controllers; each should be accounted for in your inspection.

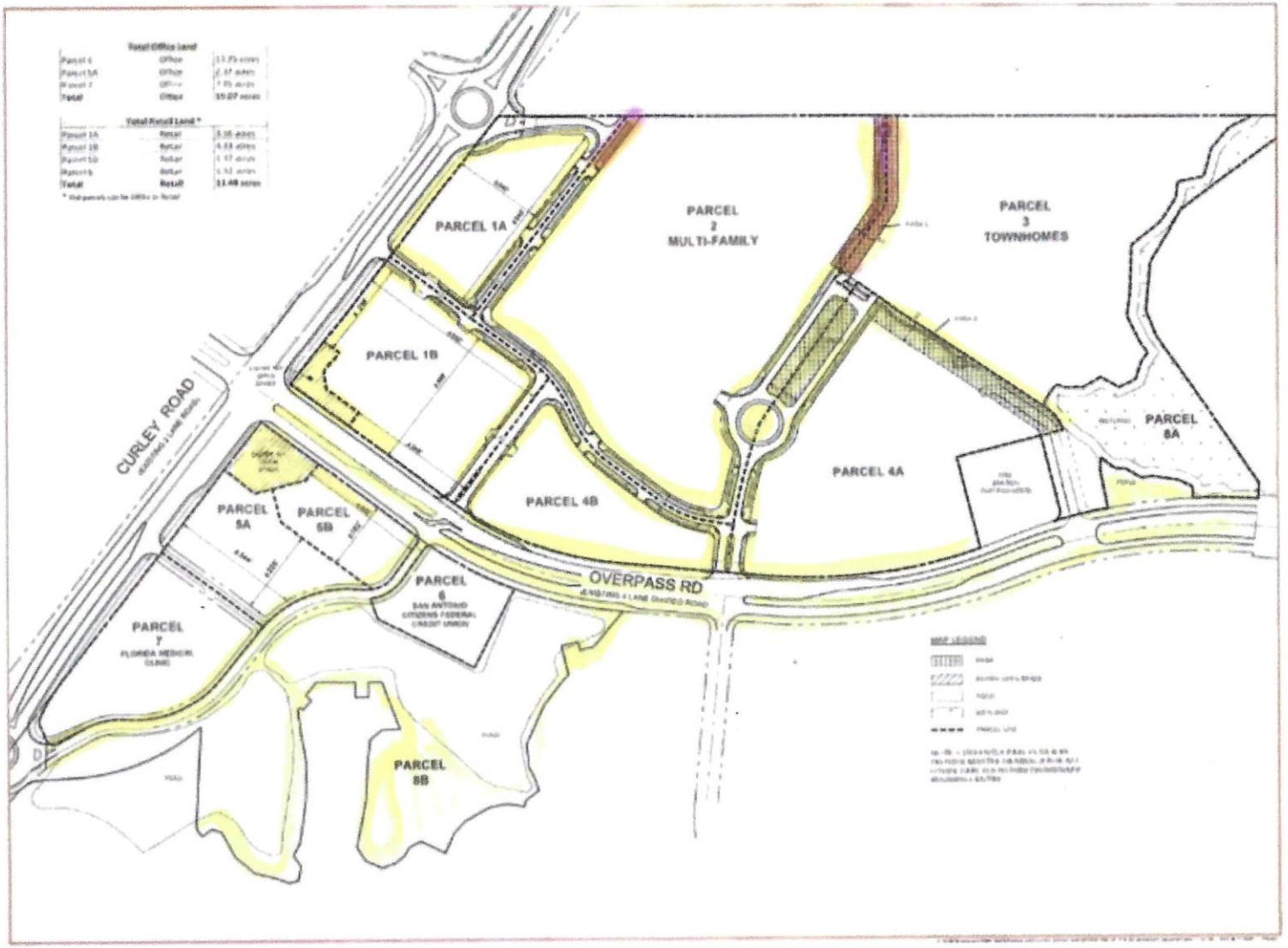
At the Radley/Astoria entry, both sides of the entrance along Arbor Creek Lane are CDD mowable areas.

All turf pond shore areas and the north perimeter easement are to be mowed according to the Bahia schedule.

Natural areas should be maintained unobstructed for mowing operations.

Handcart Road frontage (east frontage) is to be mowed to approximately 25 feet from the base of the landscaped berm.

END/PGW



PROMENADE BUSINESS CENTRE

DEVELOPMENT AGREEMENT PLAN

Prepared For

C.K.B. Development, LLC

FLORIDA DESIGN CONSULTANTS, INC.

Financials

Not to be Shared with Public

Not to be Shared with Public

Financial Reporting Deck

For the Period Ended February 29, 2024

United Land Services
Consolidated Income Statement - Pro-Forma
United Land Services
For the Period Ended February 29, 2024

	Current Month					Year to Date					Trailing Twelve Months		
	2/29/2024 Actual	2/29/2024 Budget	2/28/2023 Prior	Variance F/(U) Budget	Variance F/(U) Prior	2/29/2024 Actual	2/29/2024 Budget	2/28/2023 Prior	Variance F/(U) Budget	Variance F/(U) Prior	2/29/2024 Actual	2/28/2023 Prior	Var F/(U) Prior
Net Revenue	**19,351**	**18,135**	**19,485**	**1,216**	**(134)**	**37,758**	**36,248**	**37,523**	**1,510**	**236**	**226,616**	**167,380**	**59,237**
% Net Sales to Gross Revenue	*100.0%*	*100.0%*	*100.0%*			*100.0%*	*100.0%*	*100.0%*			*99.8%*	*100.2%*	*35.4%*
Direct Labor	3,918	4,189	3,429	271	(489)	7,568	8,335	6,797	767	(772)	51,776	33,925	(17,852)
Direct Subcontractor Costs	2,031	1,205	1,893	(826)	(138)	3,957	2,415	3,951	(1,542)	(6)	23,550	19,219	(4,332)
Direct Material	5,924	5,578	6,858	(346)	934	11,396	11,230	13,282	(166)	1,886	69,675	61,214	(8,460)
Other Direct Costs	232	162	134	(70)	(98)	462	322	294	(140)	(168)	2,522	1,466	(1,056)
Total COGS	**12,105**	**11,134**	**12,314**	**(971)**	**209**	**23,384**	**22,303**	**24,323**	**(1,081)**	**940**	**147,523**	**115,824**	**(31,699)**
Direct Margin	**7,246**	**7,000**	**7,171**	**246**	**75**	**14,375**	**13,946**	**13,199**	**429**	**1,175**	**79,094**	**51,556**	**27,538**
% Direct Margin to Sales	*37.4%*	*38.6%*	*36.8%*		*0.64%*	*38.1%*	*38.5%*	*35.2%*			*34.9%*	*30.8%*	
Indirect Labor	1,226	1,310	843	84	(383)	2,769	2,879	1,648	110	(1,121)	15,503	8,588	(6,915)
Vehicle & Equipment	1,415	1,249	1,031	(166)	(384)	2,650	2,493	2,114	(158)	(537)	15,135	11,237	(3,898)
COGS Depreciation	710	863	496	153	(214)	1,607	1,726	881	119	(726)	8,677	4,059	(4,618)
Other Indirect Costs	103	101	70	(2)	(33)	201	198	202	(3)	1	849	1,253	404
Total Indirect COGS	**3,453**	**3,523**	**2,440**	**70**	**(1,013)**	**7,227**	**7,296**	**4,844**	**69**	**(2,383)**	**40,163**	**25,137**	**(15,026)**
Gross Profit	**3,793**	**3,477**	**4,731**	**316**	**(938)**	**7,148**	**6,650**	**8,355**	**498**	**(1,207)**	**38,930**	**26,419**	**12,511**
% Gross Profit to Sales	*19.6%*	*19.2%*	*24.3%*			*18.9%*	*18.3%*	*22.3%*			*17.2%*	*15.8%*	
Selling Expenses	221	182	123	(39)	(98)	408	377	244	(31)	(164)	2,524	1,408	(1,116)
Administrative Salaries	1,236	1,127	1,127	(109)	(110)	2,569	2,356	2,360	(213)	(209)	14,859	7,872	(6,987)
Rent	225	194	164	(31)	(60)	444	388	329	(56)	(115)	2,256	1,187	(1,070)
Professional Fees	40	38	19	(2)	(21)	82	76	34	(6)	(48)	272	229	(43)
Technology Expenses	66	62	62	(5)	(5)	132	123	112	(9)	(20)	825	439	(386)
Other G&A	342	322	553	(21)	211	683	645	1,009	(38)	326	4,781	3,167	(1,614)
SG&A Depreciation	51	43	39	(8)	(12)	102	85	74	(17)	(28)	531	374	(158)
Regional Allocation	-	-	129	-	129	-	-	221	-	221	137	221	84
Total SG&A	**2,181**	**1,967**	**2,216**	**(214)**	**35**	**4,420**	**4,051**	**4,383**	**(369)**	**(37)**	**26,184**	**14,896**	**(11,289)**
% SG&A to Sales	*11.3%*	*10.8%*	*11.4%*			*11.7%*	*11.2%*	*11.7%*			*11.6%*	*8.9%*	
Operating Income	**1,612**	**1,510**	**2,516**	**102**	**(904)**	**2,728**	**2,599**	**3,972**	**129**	**(1,244)**	**12,746**	**11,523**	**1,223**
% Operating Income to Sales	*8.3%*	*8.3%*	*12.9%*			*7.2%*	*7.2%*	*10.6%*			*5.6%*	*6.9%*	
Amortization	729	466	356	(263)	(373)	1,430	932	690	(498)	(740)	6,915	3,890	(3,025)
Interest	1,320	768	569	(552)	(750)	2,644	1,536	1,149	(1,108)	(1,495)	12,687	4,782	(7,905)
Non-Op (Income)/Expense	6	(0)	(6)	(7)	(12)	59	(0)	(12)	(59)	(71)	(312)	32	344
Non-Recurring	182	36	181	(147)	(2)	542	71	1,072	(470)	530	8,643	4,316	(4,327)
Mgt/BOD Fees	67	67	50	0	(17)	133	133	100	0	(33)	700	600	(100)
Tax Expense	-	23	-	23	-	-	46	-	46	-	143	5	(137)
Net Income	**(692)**	**151**	**1,365**	**(843)**	**(2,058)**	**(2,080)**	**(120)**	**973**	**(1,960)**	**(3,054)**	**(16,031)**	**(2,102)**	**(13,928)**
% Net Income to Sales	*-3.6%*	*0.8%*	*7.0%*			*-5.5%*	*-0.3%*	*2.6%*			*-7.1%*	*-1.3%*	
Depreciation	761	906	534	145	(226)	1,709	1,811	955	103	(754)	9,208	4,432	(4,775)
Amortization	729	466	356	(263)	(373)	1,430	932	690	(498)	(740)	6,915	3,890	(3,025)
Interest	1,320	768	569	(552)	(750)	2,644	1,536	1,149	(1,108)	(1,495)	12,687	4,782	(7,905)
Taxes	-	23	-	23	-	-	46	-	46	-	143	5	(137)
EBITDA	**2,117**	**2,313**	**2,825**	**(196)**	**(708)**	**3,702**	**4,205**	**3,767**	**(503)**	**(65)**	**12,922**	**11,007**	**1,914**
% EBITDA to Sales	*10.9%*	*12.8%*	*14.5%*			*9.8%*	*11.6%*	*10.0%*			*5.7%*	*6.6%*	
Mgt/BOD Fees	67	67	50	0	(17)	133	133	100	0	(33)	700	600	(100)
Pro-forma Adjustment	-				-	-	-			-	-		-
Other Non-Recurring	182	36	181	(147)	(2)	542	71	1,072	(470)	530	8,643	4,316	(4,327)
Adjusted EBITDA	**2,366**	**2,416**	**3,056**	**(49)**	**(690)**	**4,377**	**4,410**	**4,939**	**(33)**	**(562)**	**22,265**	**15,924**	**6,341**
% Adjusted EBITDA to Sales	*12.2%*	*13.3%*	*15.7%*			*11.6%*	*12.2%*	*13.2%*			*9.8%*	*9.5%*	

United Land Services
Consolidated Balance Sheets
For the Period Ended February 29, 2024
Amounts in $000's

	2/29/2024	2/28/2023	12/31/2022	CME v PYCME	CME V PYE
	Actual	Actual	Actual	Actual	Actual
Assets					
Cash & Equivalents	2,065	6,357	5,025	(4,292)	(2,960)
Net Receivables	35,602	27,206	22,311	8,395	13,291
Inventory	2,763	1,246	979	1,516	1,784
Prepaid Expenses	1,010	717	996	293	14
Other	3,002	2,397	2,041	605	961
Total Current Assets	44,441	37,924	31,351	6,518	13,090
Fixed Assets	53,474	29,552	24,030	23,922	29,444
Accumulated Depreciation	(8,648)	(4,374)	(3,494)	(4,274)	(5,155)
Net Fixed Assets	44,825	25,178	20,536	19,648	24,289
Assets Under Construction	-	-	-	-	-
Deferred Taxes	2,094	2,094	2,094	0	0
Loan Origination Fees	-	-	-	-	-
Net Intangibles	62,178	28,659	27,059	33,518	35,119
Related Party Receivable	0	0	(8)	(0)	8
Other Long Term Assets	693	371	359	322	334
Total Assets	**154,232**	**94,226**	**81,391**	**60,005**	**72,841**
Liabilities					
Accounts Payable	11,386	11,857	10,202	(471)	1,184
Accrued Interest	-	-	-	-	-
Related Party payable	-	-	-	-	-
Other Current Liabilities	10,186	4,318	3,174	5,869	7,012
Total Current Liabilities	21,572	16,174	13,376	5,398	8,196
Debt					
Long Term Notes Payable-Twinbrook	103,614	48,233	39,483	55,381	64,131
Deferred Financing Costs	(2,529)	(1,819)	(1,917)	(710)	(612)
Long Term Notes Payable-John Deere	3,149	601	636	2,548	2,513
Revolver	5,500	2,000	2,000	3,500	3,500
Capital Lease	11,437	7,115	6,527	4,322	4,910
Operating Lease	5,970	2,597	2,597	3,373	3,373
Sellers Note	979	1,125	250	(146)	729
Pre-Acquisition Debt	-	-	-	-	-
Total Debt	128,120	59,853	49,577	68,267	78,544
Other Long Term Liabilities	2,392	2,392	2,392	-	-
Total Liabilities	**152,084**	**78,419**	**65,345**	**73,665**	**86,740**
Equity					
Capital Stock	36,460	31,650	31,200	4,810	5,260
Retained Earnings	(34,312)	(15,842)	(15,153)	(18,470)	(19,159)
Total Equity	2,148	15,808	16,046	(13,660)	(13,899)
Total Liabilities and Shareholder's Equity	**154,232**	**94,226**	**81,391**	**60,005**	**72,841**
	-	-	-		

United Land Services
Consolidated Income Statement - Pro-Forma
United Land Services
For the Period Ended February 29, 2024

	Current Month					Year to Date					Trailing Twelve Months		
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Amortization	729	466	356	(263)	(373)	1,430	932	690	(498)	(740)	6,915	3,890	(3,025)
Interest	1,320	768	569	(552)	(750)	2,644	1,536	1,149	(1,108)	(1,495)	12,687	4,782	(7,905)
Non-Op (Income)/Expense	6	(0)	(6)	(7)	(12)	59	(0)	(12)	(59)	(71)	(312)	32	344
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Taxes	-	23	-	23	-	-	46	-	46	-	143	5	(137)
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% EBITDA to Sales	*10.9%*	*12.8%*	*14.5%*			*9.8%*	*11.6%*	*10.0%*			*5.7%*	*6.6%*	
Mgt/BOD Fees	67	67	50	0	(17)	133	133	100	0	(33)	700	600	(100)
Pro-forma Adjustment	-				-	-	-			-	-		-
Other Non-Recurring	182	36	181	(147)	(2)	542	71	1,072	(470)	530	8,643	4,316	(4,327)
Adjusted EBITDA	**2,366**	**2,416**	**3,056**	**(49)**	**(690)**	**4,377**	**4,410**	**4,939**	**(33)**	**(562)**	**22,265**	**15,924**	**6,341**
% Adjusted EBITDA to Sales	*12.2%*	*13.3%*	*15.7%*			*11.6%*	*12.2%*	*13.2%*			*9.8%*	*9.5%*	

United Land Services
Consolidated Income Statement - Pro-Forma
Rolling TTM
United Land Services
For the Period Ended February 29, 2024

	February 2023 Actual	March 2023 Actual	April 2023 Actual	May 2023 Actual	June 2023 Actual	July 2023 Actual	August 2023 Actual	September 2023 Actual	October 2023 Actual	November 2023 Actual	December 2023 Actual	January 2024 Actual	February 2024 Actual	TTM Actual
Net Revenue	**19,485**	**20,656**	**18,217**	**19,048**	**18,444**	**18,523**	**19,839**	**17,451**	**19,005**	**19,481**	**18,194**	**18,408**	**19,351**	**226,616**
% Net Sales to Gross Revenue	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*
Direct Labor	3,429	4,128	4,035	4,534	4,870	4,947	5,577	4,657	4,368	3,668	3,423	3,651	3,918	51,776
Direct Subcontractor Costs	1,893	1,870	1,625	1,871	1,266	1,783	2,779	2,279	1,701	1,994	2,426	1,926	2,031	23,550
Direct Material	6,858	7,211	5,883	6,329	5,601	5,533	5,510	4,671	6,085	6,170	5,285	5,473	5,924	69,675
Other Direct Costs	134	189	156	160	254	189	232	197	240	174	269	230	232	2,522
Total COGS	**12,314**	**13,398**	**11,699**	**12,894**	**11,991**	**12,453**	**14,099**	**11,803**	**12,394**	**12,006**	**11,403**	**11,279**	**12,105**	**147,523**
Direct Margin	**7,171**	**7,258**	**6,519**	**6,154**	**6,453**	**6,070**	**5,741**	**5,647**	**6,611**	**7,475**	**6,792**	**7,129**	**7,246**	**79,094**
% Direct Margin to Sales	*36.8%*	*35.1%*	*35.8%*	*32.3%*	*35.0%*	*32.8%*	*28.9%*	*32.4%*	*34.8%*	*38.4%*	*37.3%*	*38.7%*	*37.4%*	*34.9%*
Indirect Labor	843	867	953	1,142	1,209	1,091	1,229	1,340	1,497	1,675	1,730	1,543	1,226	15,503
Vehicle & Equipment	1,031	1,184	1,101	1,212	1,173	1,359	1,376	1,354	1,336	1,236	1,152	1,236	1,415	15,135
COGS Depreciation	496	444	525	594	674	700	912	763	788	851	818	897	710	8,677
Other Indirect Costs	70	118	123	145	170	(272)	(3)	71	(6)	189	113	98	103	849
Total Indirect COGS	**2,440**	**2,613**	**2,702**	**3,094**	**3,226**	**2,878**	**3,515**	**3,528**	**3,615**	**3,951**	**3,814**	**3,774**	**3,453**	**40,163**
Gross Profit	**4,731**	**4,645**	**3,816**	**3,060**	**3,227**	**3,191**	**2,226**	**2,119**	**2,995**	**3,524**	**2,978**	**3,355**	**3,793**	**38,930**
% Gross Profit to Sales	*24.3%*	*22.5%*	*20.9%*	*16.1%*	*17.5%*	*17.2%*	*11.2%*	*12.1%*	*15.8%*	*18.1%*	*16.4%*	*18.2%*	*19.6%*	*17.2%*
Selling Expenses	123	180	163	266	246	276	192	184	202	221	185	187	221	2,524
Administrative Salaries	1,127	1,378	1,349	1,490	1,219	1,092	983	1,078	1,143	1,365	1,193	1,333	1,236	14,859
Rent	164	171	166	173	178	183	181	180	175	202	203	219	225	2,256
Professional Fees	19	21	24	33	32	35	30	(43)	15	33	11	42	40	272
Technology Expenses	62	50	58	80	73	69	80	75	70	65	73	66	66	825
Other G&A	553	581	593	426	360	345	366	351	313	300	463	341	342	4,781
SG&A Depreciation	39	39	35	39	41	42	43	43	49	48	49	51	51	531
Regional Allocation	129	137												137
Total SG&A	**2,216**	**2,557**	**2,387**	**2,507**	**2,148**	**2,042**	**1,875**	**1,869**	**1,968**	**2,235**	**2,177**	**2,239**	**2,181**	**26,184**
% SG&A to Sales	*11.4%*	*12.4%*	*13.1%*	*13.2%*	*11.6%*	*11.0%*	*9.5%*	*10.7%*	*10.4%*	*11.5%*	*12.0%*	*12.2%*	*11.3%*	*11.6%*
Operating Income	**2,516**	**2,087**	**1,429**	**554**	**1,079**	**1,149**	**351**	**250**	**1,028**	**1,289**	**801**	**1,116**	**1,612**	**12,746**
% Operating Income to Sales	*12.9%*	*10.1%*	*7.8%*	*2.9%*	*5.8%*	*6.2%*	*1.8%*	*1.4%*	*5.4%*	*6.6%*	*4.4%*	*6.1%*	*8.3%*	*5.6%*
Amortization	356	356	368	407	407	425	425	426	479	475	1,717	701	729	6,915
Interest	569	727	605	767	633	1,206	902	1,198	1,394	1,399	1,212	1,324	1,320	12,687
Non-Op (Income)/Expense	(6)	11	(2)	15	(41)	(86)	(22)	(20)	(37)	(149)	(40)	53	6	(312)
Non-Recurring	181	596	766	273	2,430	662	678	1,914	(297)	490	591	359	182	8,643
Mgt/BOD Fees	50	50	50	50	50	50	50	67	67	67	67	67	67	700
Tax Expense	-	-	0	-	-	-	-	-	143	-	0	-	-	143
Net Income	**1,365**	**347**	**(357)**	**(958)**	**(2,401)**	**(1,108)**	**(1,681)**	**(3,333)**	**(720)**	**(993)**	**(2,745)**	**(1,388)**	**(692)**	**(16,031)**
% Net Income to Sales	*7.0%*	*1.7%*	*-2.0%*	*-5.0%*	*-13.0%*	*-6.0%*	*-8.5%*	*-19.1%*	*-3.8%*	*-5.1%*	*-15.1%*	*-7.5%*	*-3.6%*	*-7.1%*
Depreciation	534	483	560	633	714	742	956	807	838	899	867	948	761	9,208
Amortization	356	356	368	407	407	425	425	426	479	475	1,717	701	729	6,915
Interest	569	727	605	767	633	1,206	902	1,198	1,394	1,399	1,212	1,324	1,320	12,687
Taxes	-	-	0	-	-	-	-	-	143	-	0	-	-	143
EBITDA	**2,825**	**1,913**	**1,175**	**848**	**(646)**	**1,265**	**601**	**(903)**	**2,133**	**1,780**	**1,051**	**1,585**	**2,117**	**12,922**
% EBITDA to Sales	*14.5%*	*9.3%*	*6.5%*	*4.5%*	*-3.5%*	*6.8%*	*3.0%*	*-5.2%*	*11.2%*	*9.1%*	*5.8%*	*8.6%*	*10.9%*	*5.7%*
Mgt/BOD Fees	50	50	50	50	50	50	50	67	67	67	67	67	67	700
Pro-forma Adjustment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Non-Recurring	181	596	766	273	2,430	662	678	1,914	(297)	490	591	359	182	8,643
Adjusted EBITDA	**3,056**	**2,559**	**1,991**	**1,172**	**1,834**	**1,977**	**1,329**	**1,077**	**1,903**	**2,337**	**1,709**	**2,011**	**2,366**	**22,265**
% Adjusted EBITDA to Sales	*15.7%*	*12.4%*	*10.9%*	*6.2%*	*9.9%*	*10.7%*	*6.7%*	*6.2%*	*10.0%*	*12.0%*	*9.4%*	*10.9%*	*12.2%*	*9.8%*

United Land Services
Consolidated Statement of Cash Flows
For the Period Ended February 29, 2024
Amounts in $000's

	Month	Year-to-Date
Net Income (Loss)	(692)	(2,080)
Adjustments to Net income (Loss)		
Depreciation Expenses	761	1,709
Amortization of Intangible Assets	729	1,430
Amortization of Deferred Financing Costs	74	148
(Gain) / Loss on Retirement of Fixed Assets	206	382
Total Adjustments to Net Income	1,770	3,669
Cash Flow from Changes in Working Capital:		
(Increase) / Decrease in Accounts Receivable	(2,968)	(1,999)
(Increase) / Decrease in Inventory	326	825
(Increase) / Decrease in Prepaid Expenses	271	150
(Increase) / Decrease in Other Current Assets	121	269
Increase / (Decrease) in Accounts Payable	(608)	(2,503)
Increase / (Decrease) in Accrued Liabilities	(2,376)	(634)
Total Cash Flow from Changes in Working Capital	(5,234)	(3,892)
Total Cash Flows from Operating Activities	(4,157)	(2,304)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Change in Other Assets	277	471
Capital Expenditures	(793)	(1,516)
Acquisition Expenditures	-	-
Change in Intangible Assets	2,474	2,474
Total Cash Flows from Investing Activities	1,958	1,429
CASH FLOWS FROM FINANCING ACTIVITIES:		
Equity Issued	-	-
Increase / (Decrease) in Other LT Liabilities	(183)	(233)
Capital Lease Principal	50	260
Proceeds from Long Term Debt	-	-
Payments of Long Term Debt	(514)	(1,377)
Increase / (Decrease) in Other Notes Payable	751	971
Total Cash Flows from Financing Activities	104	(379)
Beginning Cash Balance	4,159	3,318
Cash Removed at Transaction Closing	-	-
Total Increase (Decrease to Cash)	(2,094)	(1,254)
Ending Cash Balance	**2,065**	**2,065**
	-	-

United Land Services
Consolidated Balance Sheets
For the Period Ended February 29, 2024
Amounts in $000's

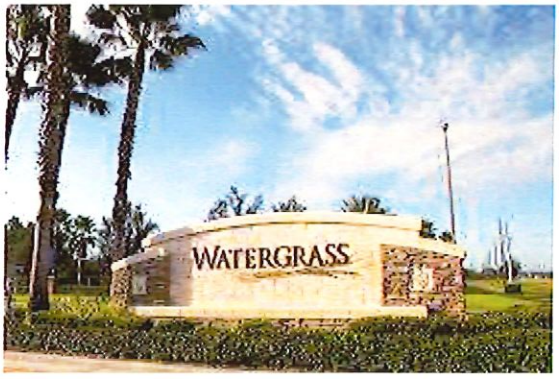
	2/29/2024	2/28/2023	12/31/2022	CME v PYCME	CME V PYE
	Actual	Actual	Actual	Actual	Actual
Assets					
Cash & Equivalents	2,065	6,357	5,025	(4,292)	(2,960)
Net Receivables	35,602	27,206	22,311	8,395	13,291
Inventory	2,763	1,246	979	1,516	1,784
Prepaid Expenses	1,010	717	996	293	14
Other	3,002	2,397	2,041	605	961
Total Current Assets	44,441	37,924	31,351	6,518	13,090
Fixed Assets	53,474	29,552	24,030	23,922	29,444
Accumulated Depreciation	(8,648)	(4,374)	(3,494)	(4,274)	(5,155)
Net Fixed Assets	44,825	25,178	20,536	19,648	24,289
Assets Under Construction	-	-	-	-	-
Deferred Taxes	2,094	2,094	2,094	0	0
Loan Origination Fees	-	-	-	-	-
Net Intangibles	62,178	28,659	27,059	33,518	35,119
Related Party Receivable	0	0	(8)	(0)	8
Other Long Term Assets	693	371	359	322	334
Total Assets	**154,232**	**94,226**	**81,391**	**60,005**	**72,841**
Liabilities					
Accounts Payable	11,386	11,857	10,202	(471)	1,184
Accrued Interest	-	-	-	-	-
Related Party payable	-	-	-	-	-
Other Current Liabilities	10,186	4,318	3,174	5,869	7,012
Total Current Liabilities	21,572	16,174	13,376	5,398	8,196
Debt					
Long Term Notes Payable-Twinbrook	103,614	48,233	39,483	55,381	64,131
Deferred Financing Costs	(2,529)	(1,819)	(1,917)	(710)	(612)
Long Term Notes Payable-John Deere	3,149	601	636	2,548	2,513
Revolver	5,500	2,000	2,000	3,500	3,500
Capital Lease	11,437	7,115	6,527	4,322	4,910
Operating Lease	5,970	2,597	2,597	3,373	3,373
Sellers Note	979	1,125	250	(146)	729
Pre-Acquisition Debt	-	-	-	-	-
Total Debt	128,120	59,853	49,577	68,267	78,544
Other Long Term Liabilities	2,392	2,392	2,392	-	-
Total Liabilities	**152,084**	**78,419**	**65,345**	**73,665**	**86,740**
Equity					
Capital Stock	36,460	31,650	31,200	4,810	5,260
Retained Earnings	(34,312)	(15,842)	(15,153)	(18,470)	(19,159)
Total Equity	2,148	15,808	16,046	(13,660)	(13,899)
Total Liabilities and Shareholder's Equity	**154,232**	**94,226**	**81,391**	**60,005**	**72,841**
	-	-	-		

Uniting partners through exceptional landscape services

YELLOWSTONE LANDSCAPE

LANDSCAPE MANAGEMENT PROPOSAL FOR

Watergrass II CDD



PRESENTED TO:

Jennifer Goldyn

NOVEMBER 2025

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

EXTERIOR LANDSCAPE MAINTENANCE SPECIFICATIONS & CONTRACT

EXTERIOR LANDSCAPE MAINTENANCE
SPECIFICATIONS & CONTRACT

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Owner:

WATERGRASS II
COMMUNITY DEVELOPMENT DISTRICT

Management Company:

INFRAMARK

OLM, INC.
ORNAMENTAL LANDSCAPE MANAGEMENT
KENNESAW, GA

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Kennesaw, GA

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BID PACKAGE

EXTERIOR LANDSCAPE MAINTENANCE

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BID PACKAGE
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REQUEST FOR PROPOSAL

EXTERIOR LANDSCAPE MAINTENANCE

1.1 Introduction

This Request for Proposal (thereinafter "RFP") is issued by WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT (hereinafter collectively "DISTRICT") to solicit competitive proposals for Exterior Landscape Maintenance of WATERGRASS II in WESLEY CHAPEL, FL (hereinafter "Proposals") from qualified persons, firms, or corporations (hereinafter "Bidders").

The RFP includes complete Bidder's instructions, a detailed scope of work, proposal bid forms and the Exterior Landscape Maintenance Service Agreement (hereinafter "Service Agreement").

1.2 Service Agreement Term

Owner and the selected Landscape Maintenance Contractor ("Contractor") will execute a Service Agreement for a term of three (3) years. Upon expiration or termination of any existing contract for landscape maintenance services, Contractor shall perform the services on a month-to-month basis until either Party has provided the other Party written notice of its election to renew or terminate the Service Agreement.

1.3 Bidder Instructions

If a Bidder to whom a Contract is awarded forfeits and fails to execute the Service Agreement within 30 days after first receiving written notification of the award, the Contract award may be annulled at the Owner's option. If the award is annulled, Owner may, at its sole discretion, award the Contract to the next lowest responsible and responsive Bidder for the Work, re-advertise the Work, perform the Work by day, or through in-house operations.

This RFP does not guarantee that a Service Agreement will be awarded. Owner reserves the exclusive right to reject any or all Proposals, in whole or in part, that it deems to be in the best interest of the Owner, and to waive any formalities or technicalities in any Proposal received. Owner reserves the right to request modification or supplementation of any or all Proposals.

Owner does not represent that it intends to accept the lowest price bid; award will be made to the lowest price Bidder that Owner deems to be responsible and responsive based on all information provided pursuant to this RFP. The Owner reserves the right to award by items, groups of items, or total bid. Proposals may be held by the Owner for a period not to exceed 90 days from the date of submittal for the purposes of reviewing the Proposals and investigating the qualifications of the Bidders, prior to executing the Service Agreement.

1.4 Proposal Preparation

This RFP includes a complete set of Proposal Bid Forms (see Exhibit "B" of the Service Agreement) which are for the convenience of the Bidders and are to be filled out and executed completely. Failure to supply any requested information may result in disqualification. District reserves the right to request additional information if clarification is needed. **Any and all questions relative to this project shall be directed in writing, by e-mail only, to Jennifer Goldyn at jennifer.goldyn@inframark.com, no later than NOVEMBER 3, 2025, at 2:00 p.m. (EST).**

1.5 Proposal Delivery

The Project Manual will be available VIA EMAIL REPLY to interested Contractors beginning **OCTOBER 10, 2025 at 12:00 pm** (EST). The project manual will be available electronically from jennifer.goldyn@inframark.com, and a paper copy of the manual can be reviewed at the Watergrass II Clubhouse located at 32711 Windlestraw Drive, Wesley Chapel, FL 33545. The District Manager shall be the contact person with regard to the Project Manual. **Jennifer Goldyn** can be reached by email at jennifer.goldyn@inframark.com

All Proposals are CONFIDENTIAL. One (1) hard copies containing the Proposal Forms should be submitted in a sealed opaque envelope which states on the outside: "SEALED PROPOSAL FOR THE EXTERIOR LANDSCAPE MAINTENANCE OF WATERGRASS II" to the address listed below no later than **1:30pm on NOVEMBER 10, 2025,** (the "Proposal Delivery Date"), at which time all Proposals shall be publicly opened.

One (1) electronic (e-mailed) copy of the Proposal Forms should be e-mailed to the e-mail address listed below not before **2:00 pm on NOVEMBER 10,2025,** and no later than **3:00 pm on NOVEMBER 10, 2025,** (the "Proposal Delivery Date"). Please submit proposals to:

Watergrass II CDD
32711 Windlestraw Drive, Wesley Chapel, FL 33545
Attn: Jennifer Goldyn
jennifer.goldyn@inframark.com

A copy of all completed Proposal Bid Forms, Marketing Information, Vendor Qualification Statement and Addenda shall be submitted. No Proposals can be communicated by Bidders verbally. No Proposals will be accepted after the above stated time. Submission extensions will not be allowed unless expressly stated in writing by the Consultant and/or Management Company prior to opening date and time.

1.6 Opening Proposals

All proposals received prior to the Proposal Delivery Date will be securely kept until the time and date stated above for opening the proposals at which time all proposals will be publicly opened at the above referenced location.

1.7 Interpretation and Addenda

No oral interpretations will be made to any Bidder as to the meaning of the Service Description and Specifications (see Service Agreement – Exhibit "A"). Interpretations, if made, will be written in the form of an addendum and sent to all Bidders on the bid list.

1.8 Examination of the Site

A **mandatory** pre-bid meeting will be held on **MONDAY, OCTOBER 20, 2025,** at **10:00am. in the Watergrass CDD Clubhouse, 32711 Windelstraw Drive, Wesley Chapel, FL 33543**

Each Bidder is assumed to have visited the areas where work is to be performed under the Service Agreement and thoroughly familiarized itself with all conditions pertinent to the Service Agreement in total as is indicated in the Service Description and Specifications (see Service Agreement – Exhibit "A"). No additional compensation nor relief from any obligation of the Service Agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, condition of the irrigation system, any obstructions, drainage conditions and the actual grades.

1.9 Insurability and Bondability

Each Bidder shall supply with its proposal, evidence of insurability and/or bondability commensurate with the requirements specified in the Service Agreement (see Article Three – Warranties, Liabilities, Indemnities, and Insurance).

1.10 Proposal Duration

The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the Proposal Delivery Date. During this time, all provisions of the Proposal must be in effect, including prices.

1.11 Pricing Instructions

Bidders must complete all sections of the "Summary Bid Form" and "Itemized Bid Forms" (see Service Agreement – Exhibit "B"), including signature, name, and address details. Line-item prices should include all charges such as incidental costs, taxes, insurance, overhead, and profit. While individual line item pricing is not required, sub-headings should be subtotaled, with a Grand Total that includes irrigation.

1.12 Substitutions

Bidders will not be allowed to make any substitution(s) in materials, quantities or frequencies during the bid process. Bidders shall complete the Summary Bid Form and Itemized Bid Forms (see Service Agreement – Exhibit "B") using the quantities identified.

1.13 Price Guarantee

Contractor agrees that its pricing to the Owner shall not increase throughout the term of this Service Agreement.

1.14 Contractor Resume

Each Bidder shall submit with its proposal a complete resume of experience and qualifications. The information shall include at least the following: years the Bidder's company has been in business, customer references for comparable jobs, their completed size and approximate dollar value. Please note that marketing materials should be in portable document format (.pdf) format to facilitate email transmission. Keep attachments as concise as feasible.

1.15 Signature and Legibility

The name, address and signature of the Bidder and the price information shall be clearly and legibly written on the Summary Bid Forms and Itemized Bid Forms (see Service Agreement – Exhibit "B"). Bidder's Proposal shall be signed by a person legally authorized to bind the Bidder to a contract.

1.16 Inspection of Contractor's Facilities

Owner may, upon selecting a Contractor for this Work, within 10 days send his representative(s) to visit the Contractor's facilities before executing a Service Agreement.

1.17 Material Quantities

It is the Contractor's responsibility to confirm all material quantities.

1.18 Maintenance Personnel Uniforms

All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. Contractor shall have a reasonable time within which to obtain uniforms for new employees. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted.

1.19 Maintenance Personnel Behavior

No smoking in or around the building(s) will be permitted. Rudeness or discourteous acts by Contractor employees towards tenants, guest, management, etc will not be tolerated. No Contractor solicitation of any kind is permitted on property. Contractor may be asked to park in designated areas.

1.20 Safety

Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's Work under this agreement, utilizing safety equipment such as bright vests, signage, traffic cones, etc.

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EXTERIOR LANDSCAPE MAINTENANCE SERVICE AGREEMENT

This Service Agreement is made and entered into this 15th day of December, 2025, by and between the Owner, PROPERTY OWNER (referred to herein as "Owner" and "WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT ") located at 32711 Windelstraw Drive, Wesley Chapel, FL 33545

and

Yellowstone Landscape ("Contractor") located at 30319 Commerce Drive, San Antonio, FL 33576 being collectively referred to as the "Parties". Owner's property to be maintained by Contractor is located in Tampa, FL.

ARTICLE ONE – STATEMENT OF INTENT

Contractor is hereby made aware that the Owner, DISTRICT MANAGER NAME ("District Manager") and the Landscape Maintenance Consultants, OLM, INC., ("Consultant") anticipate that the landscape maintenance at this site shall be of the very highest quality. All work to be performed (the "Work") within the scope of the Specifications (defined below) shall be strictly managed, executed, and performed by experienced personnel.

ARTICLE TWO – SCOPE OF WORK

The Landscape Maintenance Services (as defined in the Service Agreement – Exhibit "A", "Service Description and Specifications", hereinafter referred to as the "Specifications") will be performed by the Contractor. These Specifications include the complete care and guarantee, as defined within the Specifications of all planted trees, plants, groundcovers, and lawn areas within the limits of the Work area of WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT , in Wesley Chapel , Florida.

Contractor shall provide all materials, equipment, and labor required and/or inferred to perform all tasks identified to the Specifications and frequencies described in Exhibit "A".

Owner and/or District Manager reserves the right to modify the scope of Work, i.e., the quantity or type of materials used, the frequency of performance, etc.

ARTICLE THREE – WARRANTIES, LIABILITIES, INDEMNITIES, and INSURANCE

3.1 Warranties

Contractor warrants that Work performed and all goods delivered under this Service Agreement, shall be free from any defects in workmanship and material, and shall conform strictly to these Specifications. Contractor further warrants that all Work shall be performed using Contractor's best efforts and shall be in conformance with industry standards for workmanship.

Contractor shall replace, at Contractor's expense, all plant material which, in the opinion

of the Consultant and/or Owner and/or District Manager, fails to maintain a healthy, vigorous condition as a result of failure to perform the Work specified herein.
By executing this Service Agreement, Contractor represents that he has examined carefully all of the contract documents acquainted with the premises where the Work is to be performed and all conditions relevant to the Work, and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the Work. Contractor acknowledges that the contract documents are sufficient for the proper and complete execution of the Work.

3.2 Liabilities

It is the responsibility of the Contractor to notify the Owner and/or District Manager in writing of any conditions beyond the control of the Contractor or scope of Work of these Specifications which may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to the following:

a. Vandalism and/or other abuse of the property, which results in damage to the plant material.

b. Areas of the site that continually hold water.

c. Areas of the site that are consistently too dry.

Contractor shall list any such items on the Weekly Maintenance Worksheet (Service Agreement – Exhibit "D") along with recommend solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for the repair of such items.

3.3 Indemnification and Safety

Indemnification/Hold Harmless. Contractor assumes liability for and shall hereby indemnify, defend and save Owner, District Manager, and Consultant (as well as all of their agents, employees, officers, directors, Supervisors, successors and assigns) harmless from any and all expenses, costs, claims, actions, damages, losses and liabilities of every kind (including, but not limited to, consequential and punitive damages, costs and attorneys' fees irrespective of the theory upon which based (including, but not limited to, negligence and strict liability) arising in any manner whatsoever from or out of Contractor's presence at the Site for any purpose, (including, but not limited to, performing Work under this Agreement whether by Contractor or its subcontractors, agents, invitees, employees, officers, directors, successors and assigns) and arising out of the Site or the condition, operation ownership, selection, transportation, loading, unloading, security, leasing or return of any equipment or individuals with respect to the above services regardless of where, how and by whom used or operated and including, without limitation, injury to property or person (including death).

Contractor further indemnifies and holds Owner, District Manager, and Consultant harmless from and against all expenses, costs, claims, actions, damages, losses and

liabilities of every kind (including, but not limited to, consequential and punitive damages, costs and attorneys' fees) for damages and injury to persons (including death) or property caused in whole or in part by any act, omission, negligence, willful or criminal misconduct, or fault of Contractor (its subcontractor, agents, invitees, employees, officers, directors, successors and assigns). In defense of all such claims, actions, damages, losses and liabilities, the Owner, District Manager, and Consultant shall each have the absolute right to select legal counsel of their own choice and Contractor shall be responsible for payment of all reasonable attorneys' fees incurred by or on behalf of the Owner, District Manager, or Consultant in each such case. Contractor's obligation to indemnify and defend Owner, District Manager, and Consultant hereunder is absolute, including instances where Owner, District Manager, and Consultant are found potentially liable, responsible or at fault and in those instances where Owner, District Manager, and Consultant's own negligence or actions may have caused the damage or injury in part. Notwithstanding the above, Contractor shall not be required to indemnify and defend Owner, District Manager, and Consultant for damages found by a Court to have been caused solely by Owner, District Manager, or Consultant's gross negligence or the willful, wanton or intentional misconduct of Owner, District Manager, and Consultant or their employees, officers, directors, successors and assigns. The provisions of this Section shall survive the expiration or earlier termination of this Service Agreement.

No Construction Contract. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended) and that said statutory provision does not govern, restrict or control this Agreement.

Mechanics and Construction Liens. Contractor waives the right to file mechanics and construction liens, and will indemnify, defend and save harmless Owner, District Manager, and Consultant against all claims or liens filed by Contractor, its subcontractors, laborers or material suppliers.

Safety. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Service Agreement. Contractor shall comply with all applicable standards, rules, or regulations of the Occupational Safety and Health Administration ("OSHA"). Contractor shall take precautions at all times to protect any persons and property related or affected by Contractor's Work under this Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work under this Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

3.4 Insurance

a. Contractor shall provide and maintain during the life of this Service Agreement, "Workmen's Compensation Insurance" for all of its employees performing the work and in case work under this Service Agreement is sublet, the Contractor shall require

any subcontractor similarly to provide "Workmen's Compensation Insurance" for all of its employees unless said subcontractor employees are covered by the protection afforded by the Contractor. In case any class of employees who are engaged in hazardous work performed under this Service Agreement are not protected under the "Workmen's Compensation" Statute, the Contractor shall provide and shall cause each subcontractor to provide adequate coverage for the protection of its employees not otherwise protected.

b. Contractor shall provide and maintain during the life of this Service Agreement, insurance that will protect the Contractor and any subcontractor performing the Work under the Service Agreement from claims for damages or personal injury, including accidental death, as well as from claims for property damages which may arise from Work performed, whether such operations be by the Contractor or by any subcontractor or by anyone directly or indirectly employed by any of them.

During the life of this Service Agreement, Contractor shall at all times maintain insurance policies and coverage as required by this Section, and promptly pay all premiums due thereon. At the time of execution of this Service Agreement, the Contractor shall deliver to the Owner and District Manager certificates of insurance setting forth the required coverages from companies acceptable to the Owner and District Manager. The certificates shall contain a provision that the coverage afforded under the policies will not be canceled or materially changed without 30 days prior written notice to the Owner and District Manager.

Insurance shall be provided with a per occurrence limit of $2,000,000 in each of three policies as follows:

1. Comprehensive General Liability Insurance, including products and completed operations. The Owner, District Manager, individual Supervisors, and Consultant shall be named as additional insured.

2. Comprehensive Auto Liability Insurance. The Owner, District Manager, and individual Supervisors shall be named as an additional insured.

3. Contractual Liability Insurance. The Owner, District Manager, and individual Supervisors shall be named as additional insured.

c. All such insurance shall be obtained from companies listed and authorized to do business in the field of insurance in the State of Florida with an A.M. Best rating of at least A- and acceptable to Owner. Insurance provided by out-of-state re-insurers shall not be acceptable.

ARTICLE FOUR – PAYMENT

Subject to the conditions set forth in this Article, payments by Owner to Contractor for the Work performed pursuant to this Service Agreement shall be paid in the following annual amounts:

Category A - Landscape Maintenance Total	$ 716,012.00
Category B - Seasonal Color/Perennial Maintenance Total	$2,400.00
Category C - Seasonal Plant Installation Total	$5,400.00
Category D - Mulch Total	$N/A
FIRST YEAR TOTAL CONTRACT PRICE	**$723,812.00**

4.1 Payment for Landscape Maintenance (Category A) and Seasonal Color/Perennial Maintenance (Category B) from the Summary Bid Form attached hereto as Exhibit "B" (collectively, the "Landscape Maintenance Payment") will be based on 12 equal monthly payments.

4.2 Contractor shall submit to the District Manager a monthly invoice for the Landscape Maintenance Payment, together with a detailed statement of all services rendered to the Owner by the Contractor in the preceding month. Within 30 days after receipt of said invoice and statement, the Owner shall remit to the Contractor seventy-five percent (75%) of the Landscape Maintenance Payment, or $ 44,750.75 (the "Base Payment").

4.3 In addition to the Base Payment portion of the Landscape Maintenance Payment, Contractor may also be entitled to receive a monthly *Performance Payment*™ of twenty-five percent (25%) of the Landscape Maintenance Payment, or $ 14,916.92 (the "*Performance Payment*™"). The amount of a *Performance Payment*™, if any, shall be determined as follows: Consultant, Owner or District Manager, and Contractor shall conduct an inspection of the Work performed by the Contractor once per month, and the Consultant shall prepare a Landscape Maintenance Inspection Grade Sheet (see Service Agreement – Exhibit "C") based on each inspection. Based upon the *Performance Payment*™ percentage (described in Article 8.4 "Grade Evaluation/Scoring") for a month, the Contractor may be entitled to a *Performance Payment*™ based on a minimum score of 87%.

4.4 Any *Performance Payment*™ due for a month shall be paid concurrent with the Base Payment Fixed Amount for said month. Consultant will be responsible for scheduling the monthly inspections. Consultant must be given at least 14 days' notice to reschedule. All inspections will proceed as scheduled with or without the attendance of the Contractor.

4.5 *Performance Payment*™ is determined by a passing score as determined by the Consultant's monthly landscape maintenance inspection. If Consultant does not perform the monthly landscape maintenance inspection, the Contractor will be entitled to receive the full Landscape Maintenance Payment for that month.

4.6 Payment for Seasonal Color/Perennial Installation and Mulching, Categories C and D from the Proposal Forms, will be invoiced as the Work is completed and approved by Consultant and/or District Manager on behalf of the Owner.

ARTICLE FIVE – TERMINATION

5.1 Owner may terminate this Service Agreement with 30 days' written notice, at any time prior to the expiration of any term, with or without cause, at Owner's sole and absolute discretion. The written notice must be transmitted to the Contractor by Certified Mail or hand delivery. The 30-day notice shall commence on the day of actual receipt of said written notice by Contractor.

5.2 Contractor may terminate the Service Agreement with 60 days' written notice with or without cause. Termination notice must be sent to and received by the Owner and/or District Manager by Certified Mail. The 60-day notice shall commence on the day of actual receipt of said written notice by Owner and/or District Manager via Certified Mail or hand delivery.

5.3 The table below is to be used in determining the actual dollar amounts owed to either the Owner/District Manager or Contractor in the event the Service Agreement is terminated before the end of a twelve-month period (assuming a leveled billing system). The percentages apply only to Categories A and B from the Summary Bid Form (Exhibit "B") and are representative of the dollar amount of the actual work performed. To determine this dollar amount, add each month's percentage between the Service Agreement start date and termination date. Multiply this percentage by the A and B total to determine the amount of actual Work done. The difference between this total, compared to the amount actually paid [1/12 x (A+B)], is the amount owed to either the Owner and/or District Manager or the Contractor.

Mth	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
%	5	6	7	10	10	10	10	10	10	10	7	5

Example:

Category A plus Category B from the Service Agreement Summary Bid Form is $12,000.00. The Service Agreement start date is January 1. The termination date is July 31. The total of the percentages = 58%. 58% x $12,000 = $6,960.00, which represents the actual work done. The actual amount paid was $1,000.00/month x 7 months = $7,000.00. Because the actual amount of Work done is less than the actual amount paid, the Contractor owes the Owner and/or District Manager $40.00.

ARTICLE SIX – SCHEDULING

6.1 Timing

Scheduling of maintenance visits will be determined by the Owner and/or District Manager. Owner and/or District Manager shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled.

Owner and/or District Manager may at any time request alterations to the general maintenance service provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials or labor.

ARTICLE SEVEN – BILLING/ADDITIONAL WORK REQUEST

7.1 Billing

It is the Contractor's responsibility to inspect and manage the need for the specified items and frequency of the specified items in Exhibit "B". It is also the responsibility of the Contractor to notify the Consultant/Owner and/or District Manager (see Article 4.2) of items performed to ensure they do not exceed the frequencies specified on the Category A and B (Maintenance Itemized Bid Forms – Exhibit "B").

Labor unit prices, including a per supervised man-hour cost and a per labor hour cost, shall be provided for any proposed Contractor work outside the Service Agreement scope that the Owner and/or District Manager requests. Any such Work must be approved in writing by the Owner and/or District Manager before it is begun by the Contractor. When any extra Work is performed and the Owner and/or District Manager deems such work entitles compensation beyond the monthly price of maintenance, the Contractor will complete an additional work request showing:

a. The number of workmen, their title, and the number of man-hours required to perform the Work.
b. A brief description of the nature of the Work, a list of materials used, along with an estimate of total cost to complete Work.
c. All possible associated future costs, i.e., mulch, additional irrigation heads.

ARTICLE EIGHT – LANDSCAPE MAINTENANCE INSPECTIONS

8.1 Weekly Inspections

Contractor is responsible for a weekly inspection of the entire property and for the performance of all items required and referred to in these Specifications.

8.2 Weekly Maintenance Worksheet

Contractor is also responsible for notifying the Owner and/or District Manager and the Consultant through the Weekly Maintenance Worksheet (Exhibit "D") of any problems. This worksheet should be submitted to the property representative by close of business on the service week of the maintenance visit(s). These forms are very important in protecting Owner and/or District Manager and Contractor when discrepancies occur. Contractor may use its own formatted worksheet form upon approval of the Owner and/or District Manager and/or Consultant. Any items not called to the attention of the Owner and/or District Manager and Consultant that result in any damage to the property will become the liability of the Contractor.

8.3 Monthly Landscape Maintenance Inspection

Owner and/or District Manager and Consultant will perform a monthly site inspection with the Contractor. At that time, the Consultant will compile a list of landscape related items that should be performed before the next site inspection. OLM, INC. will be responsible for scheduling the monthly inspections. OLM, INC. must have no less than a 14-day notice if there is a need to reschedule. All scheduled inspections will proceed with or without the attendance of the Contractor.

8.4 Grade Evaluation/Scoring

Consultant will be responsible for the graded evaluation of the property. The final grade evaluation will be determined by the timely and quality execution of the Contractor's landscape maintenance functions. The Contractor's monthly *Performance Payment*™ will be determined by the final score, based on the form labeled Sample Landscape Maintenance Inspection Grade sheet (Exhibit "C"). The minimum passing score is Eighty-seven percent (87%). Each item listed on the Inspection Form has a specific amount of points from which deductions may be made for the improper execution of each landscape-related task. Items are not scored if the Work is being performed to industry standards.

ARTICLE NINE – COMPLIANCE WITH LAWS

Contractor shall, at its own expense, obtain all necessary permits and licenses required by any federal, state, county or local codes, laws, ordinances and regulations. Contractor will comply with all applicable state, federal, county and local laws, orders and judicial decisions, including, but not limited to matters regarding occupational health and safety.

ARTICLE TEN – MISCELLANEOUS

This Service Agreement, together with all Exhibits, shall supersede any and all agreements, both oral and written, between the Parties with respect to the rendering of services by the Contractor for the Owner and/or District Manager.

The invalidity in whole or in part of any provision of this Service Agreement shall not affect the

validity of any other provision.

The rights and remedies of the Parties shall be cumulative and in addition to any other rights and remedies provided by law or equity. A waiver of a breach of any provision hereof shall not constitute a waiver of any other breach. This Service Agreement shall be governed and construed in accordance with the laws of the State of Florida.

No subsequent agreement concerning the service provided shall be effective unless made in writing and executed by authorized representatives of the Parties.

Notices shall be in writing, effective upon receipt, if mailed or faxed to:

Owner and District Manager c/o:
Company Name Inframark
Street Address 2005 Pan Am Circle, Suite 300
City, State Tampa, FL 33607
ATTN.: Jennifer Goldyn
Tel.: 813-652-2454
Email: jennifer.goldyn@inframark.com

Contractor:
Company Name Yellowstone Landscape – Southeast, LLC
Street Address 30319 Commerce Drive
City, State San Antonio, FL
ATTN.: Heath Busa
Tel.: 813-323-7459
E-Mail: hbusa@yellowstonelandscape.com

The Exhibits and Schedules attached to this Service Agreement and made a part hereof are:

Exhibit "A" Service Description and Specifications
Exhibit "B" Summary and Itemized Bid Forms
Exhibit "C" Landscape Maintenance Inspection Gradesheet
Exhibit "D": Boundary Descriptions
Exhibit "E": Irrigation Controllers
Exhibit "F": Site Map
Exhibit "G": Landscape Contractor Qualification Statement
Exhibit "H": Evaluation Criteria

Any subcontractor utilized by Contractor shall be total responsibility of Contractor. All terms and conditions of this Service Agreement imposing responsibilities and obligations on Contractor shall apply to any and all subcontractors as if they were the responsible contractor. In the event suit is brought or an attorney is retained by either Party to enforce the terms of this Service Agreement, the prevailing Party shall be entitled to recover, in addition to any other remedy to which that Party may be entitled, reimbursement for reasonable attorney's fees.

The terms and provisions of this Service Agreement that by their sense and context are intended

The terms and provisions of this Service Agreement that by their sense and context are intended to survive the performance thereof by the Parties shall survive the completion of performance and termination of this Service Agreement.

This Service Agreement shall not be assigned by the Contractor without prior written consent of the Owner and/or District Manager.

ARTICLE ELEVEN – SIGNATURES

Having carefully examined this Service Agreement, as well as the premises and the conditions affecting the Work outlined herein, the undersigned Contractor agrees to furnish all services, equipment, labor and materials called for in said documents. The term of this Service Agreement shall begin on December 15, 2025 and expire on December 14, 2028.

The parties hereto signing this Service Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Service Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Service Agreement as of the day and year first written above.

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
(OWNER)

By:_____

Name:_____

Title:_____

Date:_____

COMPANY NAME
(CONTRACTOR)

By:_____

Name:_____

Title:_____

Date:_____

EXHIBIT "A"

SERVICE DESCRIPTION AND SPECIFICATIONS

The indications for Line Items correspond to the Itemized Bid Forms – Exhibit "B" and are to be performed to the frequencies specified.

I. TURF MAINTENANCE

ST. AUGUSTINE TURF MAINTENANCE

A. Mowing

Turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one-third (1/3) of the grass blade is to be removed when cutting in accordance with frequency set forth herein. ***(Unit Price Line Item: St. Augustine Mow)***

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. ***(Unit Price Line Item: Edge Bedlines/Edge Hardlines)***

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting as necessary the pH to maintain healthy plants. ***(Unit Price Line Item: Turf Fertilization)***

D. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants

throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

E. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. ***(Line Item: Irrigation Management)***

F. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Turf Weed Control)***

G. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. ***(Unit Price Line Item: Monofilament Trim)***

HYBRID BERMUDA TURF MAINTENANCE

A. Hybrid Bermuda Mowing

Hybrid Bermuda turf shall be reel mowed and/or rotary mowed, at Consultant direction, to a height of one (1.0) to two and one-half (2.5) inches in accordance with frequency set forth herein. ***(Unit Price Line Item: Hybrid Bermuda Mow)***

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed

lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. ***(Unit Price Line Item: Edge Bedlines/Edge Hardlines)***

C. Overseeding

All turf areas shall be prepared and overseeded with 280# per acre of a Grade "A" quality Blue Tag Perennial Ryegrass. This seed shall be free of "Poa annua" and other noxious weed seeds. Overseeding will begin in November, with 90% germination of all areas by December 31. Reducing the height of turf prior to overseeding is acceptable. Contractor shall not change the above schedule, rates, or specifications without approval of District Manager. ***(Unit Price Line Item: Hybrid Bermuda Overseeding)***

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Unit Price Line Item: Turf Fertilization)***

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. ***(Line Item: Irrigation Management)***

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Turf Weed Control)***

H. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. ***(Unit Price Line Item: Monofilament Trim)***

BAHIA / LAKE SHORE TURF MAINTENANCE

A. Mowing

Non-Boulevard Bahia and Lake / Retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches. ***(Unit Price Line Item: Bahia Mow)***

B. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas.

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Bi-Annual turf fertility applications will occur in March and October.

III. SHRUB AND GROUNDCOVER MAINTENANCE

A. Shrub Pruning

All shrubs shall be pruned using a combination of hand pruning and has shears to

remove dead and/or damaged wood to allow for natural development of plant material and to create the effect intended by the Consultant and Owner and/or District Manager. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries. Deep hand pruning and/or structure pruning shall be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, and to promote interior growth and an aesthetically pleasing appearance. Removal of up to 50% of the height and foliage of plants or greater depending on the age and size of plant material, shall take place during these prunings. ***(Line Item: Shrub/Groundcover Pruning)***

B. Ornamental Grass Pruning

All Ornamental grasses shall be pruned to an approximate 12 to 18-inch height removing previous year's growth and drying and declining foliage. This pruning shall take place once plants begin to "shatter" or fall apart, approximately October. All pruning debris shall be removed from the site. ***(Line Item: Shrub/Groundcover Pruning)***

C. Groundcover Pruning

Groundcover shall be pruned as needed to maintain separation away from base of trees, shrub masses, and hardscapes. All pruning debris shall be removed from the site. ***(Line Item: Shrub/Groundcover Pruning)***

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Unit Price Line Item: Shrub Fertilization)***

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Fire ants shall be treated and mounds removed as needed. Contractor shall be responsible for removal of Fire ant mounds from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present

during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the Owner and/or District Manager in writing, and will be responsible for replacement of these items. In the event of automatic control interruption, the Contractor shall responsible for manual watering of any turf, shrub or groundcover areas, until automatic control is resumed. ***(Unit Price Line Item: Irrigation Management)***

G. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained to control and strive to eliminate weeds. ***(Line Item: Bed Weed Control)***

IV. TREE MAINTENANCE

A. Pruning

Contractor shall be responsible for maintaining all trees along boulevards, roadways, parks, activity areas, conservation areas, and all designated neighborhoods such that no branches/limbs will overhang on sidewalks and parking areas lower than 10 feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet, excluding palm trees. Trees located in natural area shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

Contractor will be responsible for pruning all ornamental trees. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth. ***(Unit Price Line Item: Tree Pruning)***

Palm Pruning

All palms shall be pruned and shaped as required, removing dead fronds and spent seedpods. Palms should not be severely pruned. All palms should be pruned at a 90-degree angle, no "carrot topping." Palms are to be thoroughly detailed with all fronds trimmed to lateral position and removal of all seed heads. When pruning Canary Island Date palms, all pruning equipment shall be sterilized prior to the pruning of each tree. Spikes are never to be used when climbing trees/palms. ***(Unit Price Line Item: Palm Pruning)***

B. Fertilization

Contractor shall be responsible for fertilizing all planted trees that have a caliper of eight (8) inches or less. Existing mature trees do not apply. Contractor is required

to notify District Manager and make recommendations, in writing, of all other trees that may need supplemental fertilization. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Unit Price Line Item: Tree Fertilization)***

Palms are to be fertilized using fertilizers especially formulated for palms. ***(Unit Price Line Item: Palm Fertilization)***

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem for all planted trees that have a caliper of eight (8) inches or less. All Palm species will be inspected for disease, including laboratory analysis, to confirm condition. Use of Palm Injections will be by Work Order on Request and Owner approval. ***(Unit Price Line Item: Insect/Disease Control)***

D. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated trees and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees/palms that were not reported to the Owner and District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any trees/palms unless plant material is under warranty. ***(Unit Price Line Item: Irrigation Management)***

E. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Consultant and/or Contractor. Trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review and approval. (***Unit Price Line Item: Tree Pruning***)

V. SEASONAL COLOR/PERENNIAL MAINTENANCE AND INSTALLATION

A. Seasonal Color Bed Preparation

Contractor shall be totally responsible for the soil make up within each flower bed. Amendments such as, but not limited to Peat Moss, sand, organic matter, fertilizers, and fungicides may be used to create a quality growing medium in order for the annuals to flourish. Beds shall be tilled to a depth of eight (8) to 14 inches with all amendments thoroughly incorporated into the soil mix.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a grade A quality seasonal color display. Contractor shall be

responsible for taking general and micronutrient tests of annual bed areas. Owner and/or District Manager and Consultant shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified on the report.

Bed areas shall be formed to create a moderate crown. Contractor shall remove rocks and debris, and trench all sides of beds that face curb or turf at a depth of three (3) inches before final mulching.

B. Seasonal Color Installation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas based on the existing beds on the property at the time of bid submittal and on the plant spacing as specified. Contractor shall be responsible for planting the specified size and quantity of plant material using designs pre-approved by the Owner and/or District Manager.

C. Seasonal Color Replacement

Contractor shall be responsible for replacing any seasonal color plants that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the Owner and/or District Manager and Consultant.

D. Mulching

Bed areas shall have one-fourth (1/4) inch of finely ground mulch at all times, not allowing bare soil areas to be visible.

E. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also to maintain a consistent uniform mass. ***(Unit Price Line Item: Deadheading & Pruning)***

F. Fertilization

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

G. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Unit Price Line Item: Insect/Disease Control)***

H. Watering

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

Contractor shall not be responsible for the manual watering of any plant material unless plant material is under warranty. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established. ***(Unit Price Line Item: Watering)***

I. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks. ***(Unit Price Line Item: Bed Weed Control)***

J. Perennial Maintenance

Perennials such as but not limited to Daylilies, Rudbeckia, Sedum, Iris, Daffodils, Lantana, etc. shall be pruned removing all spent blooms, flower stalks, and dormant and declining foliage. The timing of this pruning may be seasonal, Owner and/or District Manager and/or Consultant request, or for the aesthetic improvement of the landscape. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included. ***(Line Item: Deadheading and Pruning)***

VI. MULCHING FOR TREE AND SHRUB BED AREAS

CONTRACTORS ARE NOT TO BID FOR MULCH SERVICES

A. Mulch

Contractor will be responsible for pricing complete application(s) of Pine Bark Nugget or Chocolate Dyed Wood Chip Mulch which will occur at the District Manager's discretion. Mulch is to be spread at a depth of one and one-half (1.5") inches such that none of the old or previously laid mulch is visible.

Contractor shall be responsible for weekly raking and grooming of mulch areas within beds and all playgrounds.

Contractor shall be responsible for removal of mulch from paved surfaces, curbs, and sidewalks. Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the bid process. Contractor is responsible for spot mulching of any bare soil areas that have resulted due to underestimation of mulch or landscape maintenance performance, i.e., mower damage around bedlines, etc.

Contractor shall be responsible for installing mulch as needed in playgrounds. Owner shall be responsible for supplying mulch needed for playgrounds only.

Contractor shall provide a sample of mulch prior to installation and must have written approval prior to beginning work. ***(Unit Price Line Item: Mulch)***

B. Trenching

Bedline edges shall be trenched and beveled at a depth of three (3) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All beds bordered by turf shall be defined and only have areas growing into the beds removed. A three (3)-inch deep trench along turf bedlines are not required. All tree wells located in turf areas shall have root balls raked smooth, and shall be trenched and beveled at a depth of three (3) inches. . All trenching soil including mulch and debris shall be disposed of off site and is not to be redeposited back into bed areas. This service is to completed annually at the first application ***(Unit Price Line Item: Mulch)***

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

A. Cleanup Procedures

As a part of each weekly maintenance visit, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. A complete sweeping or blowing, by mechanical means, of the entire roadways,

curbs, gutters, drains, and sidewalk areas will also be performed. This will encompass complete removal of weeds at curbs, sidewalks, parking lot surfaces, roadways, and pavers, and other trash that has settled in these areas. Parking lot areas will be kept clean within 15 feet of curbs and planted areas. ***(Unit Price Line Item: Debris Disposal)***

B. Road Kill

Contractor shall be responsible for removal and proper disposal of any animal carcass Monday through Friday. ***(Unit Price Line Item: Debris Disposal)***

C. Park Trash Containers

Contractor shall be responsible for emptying and replacing trash liners of all trash containers every fourth day or when container is 85% full or twice a week Monday through Friday. ***(Unit Price Line Item: Debris Disposal)***

D. Weed Control

All parking lot areas, roadways, parkways, pavers, curbs, gutters, drains, driveways, sidewalks areas, paths and bike paths shall be maintained to control and strive to eliminate weeds. ***(Unit Price Line Item: Bed Weed Control)***

E. Disposal of Debris

All debris shall be disposed of off site. Owner shall furnish area for Contractor dumpster storage. ***(Unit Price Line Item: Debris Disposal)***

F. Severe Weather Cleanup

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

G. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions. ***(Unit Price Line Item: Debris Disposal)***

VIII. LEAF REMOVAL

A. Leaf Collection

Fallen leaves in all areas shall be collected no less than four (4) times per year and removed from property. This is to be done as requested by the Consultant and Owner and/or District Manager from the beginning of November through February, or until leaf dispersement ceases.

On a weekly basis, the Contractor will collect leaves from focal areas, bed, and turf areas to prevent heavy build-up and cause damage to plant material by smothering. ***(Unit Price Line Item: Debris Disposal)***

B. Disposal of Debris

All debris shall be disposed of off site. ***(Unit Price Line Item: Debris Disposal)***

IX. NATURAL AREA MAINTENANCE

All mulched wooded natural areas should be kept free of limbs and weeds over growing formally maintained areas. Natural leaf drop will not have to be removed.

Contractor shall be responsible for maintaining a three-foot (3-foot) buffer between formally maintained areas and natural vegetation growth including but not limited to trees, vines, or large variety weeds. A non selective herbicide chemical buffer may be established in these areas. ***(Unit Price Line Item: Debris Disposal)***

X. PLANT MATERIAL DISPOSAL

A. Removal

Dead plant material, not requiring general tree surgeon practices for removal shall be removed and disposed of immediately by the Contractor. ***(Unit Price Line Item: Debris Disposal)***

B. Replacement

Contractor shall contact and advise the District Manager, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

XI. IRRIGATION SYSTEM

A. Irrigation Inspection and Management

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first

30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner. Owner shall be responsible for all costs associated with making irrigation systems completely operational prior to Contractor assuming responsibility as described throughout Section XI. Irrigation System. Capital improvements are to be reviewed by the Owner. In the event of phased repairs, the Contractor will assume liability as system is renovated.

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

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

Contractor shall be responsible for checking and adjusting all Controllers to assure proper operation. ***(Unit Price Line Item: Irrigation Management).***

XII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATION SHEET

A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The Specifications are intended to be consistent with current label instructions. In the event the Specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be placed in visible locations prior to spray applications.

B. Contractor will be responsible for applying chemicals and fertilizers. The following rates are general guidelines and are to be used as such. Contractor is totally responsible for furnishing the Owner with healthy, vigorous plant material throughout the term of the contract.

C. Chemical forms may vary with weather conditions.

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

E. Contractor will be responsible for taking general and micronutrient tests of turf and shrub bed areas. Owner, District Manager and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems

identified by the report within 45 days of the execution of the contract.

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

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

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

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
Tampa, FL

CATEGORY A. Landscape Maintenance Total	$ 716,012.00
CATEGORY B. Seasonal Color / Perennial Maintenance Total	$ 2,400.00
CATEGORY C. Seasonal Plant Installation Total	$ 5,400.00
CATEGORY D. Mulch Total	$ N/A
FIRST YEAR GRAND TOTAL BID PRICE	**$ 723,812.00**
SECOND YEAR GRAND TOTAL BID PRICE	***$ 745,527.00***
THIRD YEAR GRAND TOTAL BID PRICE	***$ 767,893.00***

Contractor Company Name Yellowstone Landscape – Southeast, LLC

Contractor Address 30319 Commerce Drive, San Antonio, FL 33576

Contractor Representative Heath Busa

Contractor Signature

Title Business Development Manager

Telephone Number 813-323-7459

Date 11/5/2025

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement, and run concurrent with any successive terms.

ADDENDA

Contractor acknowledges receipt of the following Addenda, which are included in our Proposal.

ADDENDUM # 1	DATED: 10/21/25
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our Proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM

TURF FUNCTION	FREQUENCY (PER YEAR)	TOTAL
St. Augustine		
Mow	42	-
Edge (Bedlines)	21	-
Edge (Hardlines)	42	-
Monofilament Trim	42	-
Turf Fertilization	6	-
Turf Insect/Disease/Weed Control	52	-
St. Augustine Mow Sub-Total	-	**$ 283,637.00**
Bermuda		
Mow	46	-
Edge (Bedlines)	23	-
Edge (Hardlines)	46	-
Monofilament Trim	46	-
Turf Fertilization	6	-
Turf Insect/Disease/Weed Control	52	-
Overseeding	1	-
Bermuda Turf Mowing Sub-Total	-	**$ 219,300.00**
Bahia		
Mow	32	-
Monofilament Trim	21	-
Turf Fertilization	2	-
Bahia Turf Mowing Sub-Total	-	**$ 50,500.00**

CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED BID FORM *(Continued)*

MAINTENANCE FUNCTIONS	FREQUENCY (PER YEAR)	FIRST YEAR TOTAL PRICE
Bed Weed Control	52	-
Shrub Insect/Disease Control	52	-
Shrub/Groundcover Pruning	12	-
Shrub/Groundcover Fertilization	4	-
Tree Pruning	12	-
Tree Fertilization	2	-
Palm Pruning	2	-
Palm Fertilization	2	-
Debris Disposal	52	-
General Landscape Svcs Sub-Total	-	$ 133,775.00
Irrigation Management Sub-Total	52	$ 28,800.00

CATEGORY A. FIRST YEAR LANDSCAPE MAINTENANCE GRAND TOTAL **$ 716,012.00**
(Total of Mowing Sub Totals, Gen. Svcs and Irrig.)

Contractor Signature	**Yellowstone Landscape**	**11/5/2025**
	Company Name	Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

SEASONAL COLOR/PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading/Pruning	24
Mulching	As Needed
Insect/Disease Control	52
Watering	As Needed
Fertilization	12

CATEGORY B. FIRST YEAR SEASONAL COLOR /PERENNIAL MAINTENANCE TOTAL $ 2,400.00

Contractor Signature	Yellowstone Landscape	11/5/2025
	Company Name	Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY C

SEASONAL COLOR INSTALLATION
ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
	Spring	4"	$2.25	$1,350.00
	Summer	4"	$2.25	$1,350.00
	Fall	4"	$2.25	$1,350.00
	Winter	4"	$2.25	$1,350.00

CATEGORY C. FIRST YEAR SEASONAL PLANT INSTALLATION TOTAL **$ 5,400.00**

NOTES:

1. Not all properties have seasonal colorbeds.

2. All annuals shall be four-inch (4") container-grown Grade A plants with multiple blooms at the time of installation.

3. All prices shall be inclusive of material costs including soil amendments, mulch, labor, taxes, etc.

4. Contractor is responsible for estimating and confirming the quantity of flowers based on the existing beds on the property at the time of bid submittal and on the spacing shown below:
   a. Distance away from curbs, turflines, etc.:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

   b. On Center (o.c.) Spacings:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

	Yellowstone Landscape	**11/5/2025**
Contractor Signature	Company Name	Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

CATEGORY D

MULCH
ITEMIZED BID FORM

MATERIAL	UNIT PRICE	TOTAL PRICE
(1st application)	-	n/a
(2nd application)	-	n/a

CATEGORY D. FIRST YEAR MULCH TOTAL $ N/A

NOTES:

1. Contractor is responsible for measuring and pricing the quantity of mulch required for each complete mulching of all presently mulched areas on site.

2. Contractor mulching total **shall include** one complete trenching as specified in the trenching specifications.

Contractor Signature	**Yellowstone Landscape** Company Name	**11/5/2025** Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*

SUPPLEMENTAL PRICING FORM

1. Grade A pinestraw (cost/bale, spread on site)	$ 12.50
2. Bahia sod, non-site ready (cost/square foot)	$ 1.25
3. Bermuda 419 sod, non-site ready (cost/square foot)	$ 2.25
4. St. Augustine sod laid, non-site ready (cost/square foot)	$ 1.50
5. Additional labor with truck and hand tools (cost/man hour)	$ 65.00
6. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	$ 65.00
7. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	$ 65.00
8. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour/ Owner supplied water) c. Water truck with operator 25 times per year with a ½ inch application. d. Map Area B6 Bradbury and Astoria (100'x600')priced per event	a. $75.00 b. $150.00 c. $37,500.00 d. $75.22
9. Cost per hour a. Irrigation Technician b. Supervisor and truck c. General Laborer d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. $78.00 b. $75.00 c. $65.00 d. $200.00

The prices above shall be commensurate with the contract term.

Contractor Signature	**Yellowstone Landscape**	**11/5/2025**
	Company Name	Date

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "C"
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
SAMPLE MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	**VALUE**	**DEDUCTION**	**REASON FOR DEDUCTION**
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	**145**		

Date:_____ Score:_____ *Performance Payment*™ %_____

Contractor Signature:_____

Inspector Signature:_____

Property Representative Signature:_____

EXHIBIT "D"

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

BOUNDARY DESCRIPTIONS OF AREAS TO BE MAINTAINED

Watergrass II CDD is located in Wesley Chapel, Florida in the unincorporated area of eastern Pasco County, Florida area of at the intersection of Overpass Rd. and Curley Rd.

Watergrass II CDD is a multi village community with clubhouse, amenity center, pools, parks, walking trails and an elementary school.

Common landscape areas include main entrance and right of ways from Curley Rd. eastward including the Pasco County Fire Station 38 entrance area, Community Clubhouse, Old Bridge Community Park, Pasco County Watergrass Elementary, all right of ways center islands, natural area perimeters and lake shore areas.

All paved surfaces including curbs and sidewalks play and tennis court basketball courts are included as a part of CDD operations

The community irrigation is supplied by Pasco County Utility reclaim.

EXHIBIT "E"

IRRIGATION CONTROLLERS

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Astoria Controller #1

Astoria Controller #2

Watergrass PKWY Controller

Promenade park Controller

Ashcroft Controller

Talamore Controller

Wisper point Controller

Graybrook Controller

Chase wood Controller

Willow point Controller #1

Willow point Controller #2

The gardens Controller

Bradbury Controller

Stone brook Controller

Cypress Bend Controller

Clubhouse

TOTAL CLOCKS - 16

TOTAL ZONES - 393

October 7, 2025

EXHIBIT "F"
SITE MAP
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Landscape Maintenance Map

EXHIBIT "G"

LANDSCAPE MAINTENANCE CONTRACTOR QUALIFICATION STATEMENT

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Attention: All information should be completed and returned with Bid Submittal.
. Incomplete submittals may be rejected as non-responsive.

SECTION 1: COMPANY INFORMATION

1. Business Name: Yellowstone Landscape – Southeast, LLC
Address: 30319 Commerce Drive, San Antonio, FL 33576

Telephone: 813-223-6999 Fax: _____
Web Site: www.yellowstonelandscape.com
E-Mail: hbusa@yellowstonelandscape.com

2. Is the firm a: Sole Proprietorship _____ Partnership _____ Corporation X

3. If Applicant is a Corporation, is it incorporated in the State of Florida:
Yes (X) No ( ) N/A ( )

3.1 If yes, provide the following:

Is Applicant in good standing with the Florida Department of State, Division of Corporations? Yes (X) No ( ) N/A ( )

Date incorporated April 11, 2005 Charter No. L0500003512

3.2 If no, provide the following:

In which state is the Applicant incorporated?_____

Is Applicant in good standing with that State? Yes ( ) No ( ) N/A ( )

If no, please explain_____

Date incorporated_____ Charter No._____

Is Applicant registered with the State of Florida? Yes ( ) No ( ) N/A ( )

4. If Applicant is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the state of Florida?

Yes (X) (Proceed to Sec 4.1) No ( ) (Proceed to Sec 4.2) N/A (

4.1 If yes, is Applicant registered with the Florida Department of State, Division of Corporation? Yes (X) No ( ) N/A ( )

If no, please explain_____

Is Applicant in good standing with the State of Florida?
Yes (X) No ( ) N/A ( )

If no, please explain_____

Date Applicant was organized? 2005_____

4.2 If no, in which state is the Applicant organized?_____

Is Applicant in good standing with that state? Yes ( ) No ( ) N/A ( )

If no, please explain_____

Date Applicant was organized?_____

Is Applicant registered as a foreign partnership or limited liability company with the state of Florida? Yes ( ) No ( ) N/A ( )

If no, please explain_____

5. If the firm is a sole proprietorship, who is the owner? _____

6. How long in business? 20+ years_____

7. Headquarters location: Bunnell, FL_____

8. States in which you operate: 22 States_____

9. List company officers and titles:

Company Officer	Title
Harry Lamberton	CEO
Timothy Sherman	CFO
Blaine Peterson	VP of Business Development

10. Location of the Business office which would perform District Work
Street Address: 30319 Commerce Drive
City: San Antonio State: FL Zip Code: 33576
Tel: 813-223-6999 Fax Number:

11. Furnish company literature that describes your company and scope of operations

SECTION 2: FINANCIAL, INSURANCE AND COMPLIANCE INFORMATION

12. Financial references:

Bank: Wells Fargo

Vendors: Blue Line Tree Company
Bloom Masters
EZ Mulch

13. Landscape Maintenance Gross Revenue in 2021: $ 1.5 Billion

Landscape Maintenance Gross Revenue in 2022: $ 1.7 Billion

Landscape Maintenance Gross Revenue in 2023: $ 1.9 Billion

14. Name of Applicant's Bonding Company Lockton Companies

Address 4221 W Boy Scout Blvd. #550, Tampa, FL 33607

Approved Bonding Capacities:	Aggregate Limit	$10,000,000
	Single Project Limit	$2,000,000
	Total Current Contracts Bonded	$0

15. What are Applicant's current insurance limits? (Attach a copy of Applicant's certificate of insurance)

General Liability	$ 2,000,000
Automobile Liability	$ 2,000,000
Workers Compensation	$1,000,000
Expiration Date	4/1/2026

16. Has Applicant been cited by the Federal Occupational Safety and Health Administration (OSHA) for any job site or company office/shop safety violations in the past two years?
Yes ( ) No (X)

16.1 What is Applicant's current Experience Modifier Rate? 0.87

SECTION 3: WORKFORCE INFORMATION AND COMPANY BIOGRAPHICAL DATA

17. Does your company have an Affirmative Hiring/ Veteran Hiring Policy? Yes(X) No ( )
Describe policy on Hiring: _____

18. Does your company have a policy on drug screening? Yes (X) No ( )
Describe policy on drug screening: All employees are drug screened prior to hire

19. Does your company have pre-employment drug screening? Yes (X) No ( )
Describe policy on drug screening: All employees are drug screened prior to hire

20. Does your company utilize Temporary Workers (H2B) Yes (X) No ( )
Describe policy and if yes, what percentage of workforce are H2B:
Yellowstone Landscape has been utilizing the H2B program for many years. 20% of workforce are H2B's.

21. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (X) No ( )
Describe policy on Vehicle Operation: Vehicle tracking and cameras using Lytx

22. Describe training program for employees: All employees are trained prior to employment and must complete CEU classes each year.

23.List all in-house departments such as horticulture, irrigation, agronomy, seasonal color and their department heads:

Department	Department Head
Juan Perez	Irrigation Manager
Ashley Beal	Horticulture Manager

24. List irrigation technician / manager certifications .
CIT (Certified Irrigation Technician), CIC (Certified Irrigation Contractor)

25. What services are anticipated to out-sourced or sub-contracted as a part of contract fulfillment?

Please describe: Annuals

26. List five (5) current clients including contact persons and telephone numbers:

Company	Contact Person	Telephone
Inframark	Heather Jackson	813-991-1116
Vesta Property Services	Heath Beckett	321-263-0132
Kai Property Management	Heather Dilley	813-565-4663
Rizzetta & Company	John Toborg	813-933-5571
Wise Property Management	Camillo Clark	813-968-5665

27. List five (5) of your largest maintenance accounts, their contract value and length of service:

Account Name	Value	Length of Service
Watergrass II CDD	$700K	2024 - present
Long Leaf CDD	$400K	2016 - present
Meadow Pointe III	$300K	2019- present
Mirada I	$650K	2024 - present
Seminole Hard Rock Hotel & Casino	$400K	2021 - present

28. List two (2) contracts lost in the previous 12 months and the reason(s) why:

Company: Esplanade at Starkey Ranch HOA
Contact Person:
Telephone:
Reason job lost: Contract expired and board went with low bid

Company: Concord Station CDD
Contact Person:
Telephone:
Reason job lost: Contract expired and district went with low bid

29.Based on total projected bid price, please rank the Watergrass II project against your other current landscape maintenance customers/projects.
Top5%_____

30.Do you currently have the manpower and equipment to fully perform all of the anticipated services required for the Watergrass II project? If not, please explain what personnel will need to be hired and what equipment will need to be purchased.
Yes_____

31.Please identify any of your projects with an OLM inspection of your landscape maintenance services.
Watergrass_____

Dated this 7th day of November, 2025.

Yellowstone Landscape – Southeast, LLC By:_____
Name of Applicant Signature

Heath Busa - Business Development Manager
(Print or Type Name and Title)

Notary Affirmation and Stamp
or
Apply Corporate Seal, if filing as a corporation

Sworn to and subscribed before me on 11/7/25.

ANNA MILLER NOTARY PUBLIC MY COMMISSION EXPIRES 1-12-2028 STATE OF FLORIDA COMMISSION NUMBER HH 460200

EXHIBIT "H"
EVALUATION CRITERIA

WATERGRASS II CDD COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES

NAME OF COMPANY: Yellowstone Landscape – Southeast, LLC

1. Personnel

(20 Points Possible) (_____ Points Awarded)

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

Management and Supervisory Personnel

Name Years Exp.

1. Tim Bowersox – Branch Manager 28+ years
2. Seth Mendoza – Account Manager 5+ years
3. Ashley Beal – Horticulture Manager 22+ years
4. Juan Perez – Irrigation Manager 12+ years
5. Alex Delgado – Production Manager 8+ years

Duties and Responsibilities: Oversee all aspects of community landscape maintenance

Proposed Staffing Levels

Landscape Maintenance staff will include; _____8_____ laborers, ____2_____Supervisors, and ____4____ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

Name Years Exp.

1. Victor _Mireles – Irrigation Tech 16+ years
2. JonnAxel _Perez – Horticulture Tech 9+ years
3. Mike McDonald – Irrigation Tech 14+ years
4. Mark Landry – Arbor 10+ years

Duties and Responsibilities __Perform all irrigation audits and repairs, apply fert and pest control_____

2. Experience (20 Points Possible) (_____ Points Awarded)

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

1. Project Name/Location: Meadow Pointe III CDD
Contact: Contact Phone: Darryl Adams 813-994-1001
Project Type/Description: CDD
Dollar Amount of Contract: $300,000
Your Company's Detailed Scope of Services for Project: Full service landscape maintenance including but not limited to mowing, detailing, irrigation maintenance, fertilization and pest control.
Duration of Contract: START DATE: 2/2019 END DATE: Current

2. Project Name/Location: Mirada I CDD
Contact: Contact Phone: Alex Wolfe 407-841-5524
Project Type/Description: CDD
Dollar Amount of Contract: $650,000
Your Company's Detailed Scope of Services for Project: Full service landscape maintenance including but not limited to mowing, detailing, irrigation maintenance, fertilization and pest control.
Duration of Contract: START DATE: 7/2024 END DATE: Current

3. Project Name/Location: Watergrass II CDD
Contact: Contact Phone: Sarah Schmidt
Project Type/Description: Dollar Amount of Contract: $702,000
Your Company's Detailed Scope of Services for Project: Full service landscape maintenance including but not limited to mowing, detailing, irrigation maintenance, fertilization and pest control.
Duration of Contract: START DATE: 9/2024 END DATE: Current

4. Project Name/Location: Long Leaf CDD
Contact: Contact Phone: Heather Jackson 813-991-1116
Project Type/Description: CDD
Dollar Amount of Contract: $400,000
Your Company's Detailed Scope of Services for Project: Full service landscape maintenance including but not limited to mowing, detailing, irrigation maintenance, fertilization and pest control.
Duration of Contract: START DATE: 7/2016 END DATE: Current

5. Project Name/Location: Seminole Hard Rock Hotel & Casino

Contact: Contact Phone: James Bradford 954-393-7737

Project Type/Description: Commercial Hospitality Property

Dollar Amount of Contract: $400,000

Your Company's Detailed Scope of Services for Project: Full service landscape maintenance including but not limited to mowing, detailing, irrigation maintenance, fertilization and pest control.

Duration of Contract: START DATE: 3/2021 END DATE: Current

3. Understanding Scope of RFP (15 Points Possible) (_____ Points Awarded)

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

4. Financial Capacity (5 Points Possible) (_____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (25 Points Possible) (_____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (_____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.

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

MINUTES OF MEETING
WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT II

The regular meeting of the Board of Supervisors of the Watergrass Community Development District II was held on Wednesday, November 19, 2025 at 6:31 p.m. at the **Watergrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.**

Present and constituting a quorum were:

Zuriel Cabrera	Chairperson
Craig P. Margelowsky	Vice Chairperson
Eric Mager	Assistant Secretary
Sunil Mohammed	Assistant Secretary

Also present, either in person or via communication media technology, were:

Heather Jackson	District Manager
Wesley Elias	District Manager
Sarah Schmidt	Amenity Manager
Natasha Sowani	Director of Accounting
Audience	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Elias called the meeting to order at 6:31 p.m. A quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments**

Mr. Paul and Ms. Connie addressed the Board and requested that the mailboxes be cleaned more frequently. They also discussed a common area beside their home where the grass is green on one side and brown on the other and requested the issue be addressed. They expressed that they were pleased to see landscaping proposals on the agenda and were hopeful that the District will consider another vendor. They also asked whether the Christmas decorations had been completed or if additional decorations would be installed. Michael addressed the Board regarding speeding within the community, parking on the grass, and parking vehicles in front of homes.

Ms. Gladius, representing Stonebrooke Villas, requested that the mail kiosk be power washed and noted that the ceiling was covered with spider webs. Ms. Gladius further stated that the bottoms of the pillars were detached and broken and needed to be repaired.

Ms. Amy addressed the Board and stated that she reviewed the agenda and noted that the Property Owners Association has left Inframark. Ms. Amy recommended that the Community Development District consider doing the same.

THIRD ORDER OF BUSINESS Consent Agenda

A. Approval Minutes of October 15, 2025, Meeting Minutes

B. Acceptance of the October 2025 Financial Report

Mr. Mohammed requested that he be removed from the list of attendees for the October 15, 2025, meeting minutes, as he was not present at that meeting. Mr. Mohammed requested that the minutes be corrected accordingly.

The Board then reviewed the October 2025 financial statements.

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, the Board approved the amended minutes removing Mr. Mohammed from the October 15, 2025, meeting minutes. 4-0

The Board then reviewed the October 2025 financial statements.

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, the Consent Agenda was approved. 4-0

FOURTH ORDER OF BUSINESS Staff Reports

A. District Accountant

The Board considered Resolution 2026-01, amending the Fiscal Year 2025 budget. Ms. Sowani addressed the Board and discussed the District's financials, explaining the reasons for the budget amendment. The Board had no further questions for Ms. Sowani.

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, the Resolution 2026-01, Amending the Fiscal Year 2025 Budget was adopted. 4-0

B. District Counsel

i. Discussion of Notice to Yellowstone

District Counsel was not present at the meeting. Regarding the Notice to Yellowstone, Mr. Margelowsky informed the Board that, at the previous meeting, it was noted that this item would be discussed at today's meeting if the Board was prepared to make a decision.

C. District Engineer

i. Discussion of Pond Assessment – SWFWMD

The District Engineer was not present. The discussion of pond assessments was tabled.

D. District Manager

There was nothing to report at this time.

E. Amenity Manager

i. SOLitude Report

Solitude was not present.

ii. Landscape Report

The Landscape Report was tabled.

iii. Consideration of Oldbridge Plant Replacements

Consideration of Oldbridge plant replacements was tabled.

iv. Consideration of Maglock & Card Reader at Promenade Park

Consideration of a maglock and card reader at Promenade Park was tabled.

v. Consideration of Clubhouse Parking Repair, Sealcoat & Pavement Markings

The Board then considered the Clubhouse parking repair, sealcoat, and pavement markings under Proposal No. 11270 in the amount of $5,995.00.

On MOTION by Mr. Margelowsky, seconded by Mr. Mager, the Clubhouse parking repair, sealcoat, and pavement markings Proposal No. 11270 in the amount of $5,995.00 was approved. 4-0

F. Discussion of RFPs for Landscaping Services

i. ASI Landscapes
ii. Juniper
iii. Pine Lake Services
iv. Red Tree Landscape Systems
v. Russell
vi. United
vii. Yellowstone

The Board then discussed Requests for Proposals for landscaping services. Mr. Margelowsky informed District Manager Ms. Jackson that if a Request for Proposals represents more than thirty percent (30%) of the District's budget, a notice of public hearing is required and must be included on the meeting agenda. Mr. Margelowsky advised the Board that because this item was not properly advertised as a public hearing, the Board could not take action at this time and the matter must be tabled until the next meeting.

Mr. Margelowsky further informed the vendors that they could proceed with their presentations if they chose and that the Board could engage in discussion; however, a decision would be made at the next meeting.

Mr. Woods of OLM explained the process used to obtain the landscaping proposals. Mr. Woods clarified that mulch was not to be included in the proposals per the specifications and that any vendor who included mulch had that cost removed by OLM. Mr. Woods also noted that Yellowstone did not pass the previous OLM inspection and received a score of 82.75. Mr. Woods advised the Board to listen closely to the vendor presentations.

Mr. Cabrera recommended that the Board contact references for all vendors who submitted proposals and visit communities currently serviced by those vendors prior to the next meeting.

Mr. Margelowsky informed the Board and the audience that the current landscaping budget is $698,000, and Mr. Cabrera added that it is likely the District will experience an increase in landscaping costs.

Mr. Mohammed discussed his concerns regarding landscaping services in detail.

Mr. Woods informed the Board that the current landscaping vendor has repeatedly failed OLM inspections and recommended that the District move forward with selecting a new vendor.

Mr. Margelowsky opened the floor to the vendors, beginning with Pine Lake, to proceed with presentations. The vendors agreed that providing presentations at this time would not be beneficial, as the Board may have additional questions after reviewing the proposals and contacting references, and recommended that presentations be given at the next meeting.

Ms. Jackson informed the Board that the actual landscaping budget is $725,000, not $698,000. The Board engaged in an in-depth discussion regarding the qualifications and criteria it will seek in a future landscaping vendor.

Brian, representing Yellowstone, discussed ongoing deficiency repairs currently in progress, and Mr. Margelowsky and Brian agreed to walk the District together.

i. Consideration of FY 2025 Audit Engagement

The Board then considered the Audit Engagement Letter.

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, the Audit Engagement Letter was approved. 4-0

FIFTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Mohammed requested an update on the wells. Ms. Schmidt informed the Board that the well at Promenade was completed and that the electrical work for Talamore was completed earlier that day. Mr. Mohammed recommended that the Board consider hiring a private inspector in the future.

Mr. Mohammed also requested an update on the pool heater, and Ms. Schmidt informed the Board that the District is still awaiting permitting.

Mr. Mager discussed gaps in plantings throughout the community and stated that he was under the impression that the On-Site Manager had a monthly planting allotment. The Board discussed that a motion had been made to approve plantings in March, April, and May in the amount of $5,000, per month.

On MOTION by Mr. Mager, seconded by Mr. Margelowsky, with all in favor, the Board approved the planting expenditures in the amount of $5,000, per month. 4-0

SIXTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Margelowsky seconded by Mr. Mager, with all in favor, the meeting was adjourned at 8:02 p.m.

_____
Chairperson

Watergrass
Community Development District II

Financial Report

November 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

WATERGRASS

Community Development District II

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Watergrass
Community Development District II

Financial Statements

(Unaudited)

November 30, 2025

WATERGRASS
Community Development District II

Governmental Funds

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	$ 715,399	$ -	$ -	$ -	$ 715,399
Accounts Receivable	4,800	-	-	-	4,800
Due From Other Funds	-	8,840	205	6,597	15,642
Investments:					
Money Market Account	222,173	-	-	-	222,173
Prepayment Account	-	-	-	88	88
Reserve Fund	-	258,753	-	96,526	355,279
Revenue Fund	-	116,767	-	100,553	217,320
Prepaid Items	4,412	-	-	-	4,412
Deposits	13,269	-	-	-	13,269
TOTAL ASSETS	**$ 960,053**	**$ 384,360**	**$ 205**	**$ 203,764**	**$ 1,548,382**
LIABILITIES					
Accounts Payable	$ 27,390	$ -	$ -	$ -	$ 27,390
Accrued Expenses	3,120	-	-	-	3,120
Other Current Liabilities	185	-	-	-	185
Due To Other Funds	15,642	-	-	-	15,642
TOTAL LIABILITIES	**46,337**	**-**	**-**	**-**	**46,337**
FUND BALANCES					
Nonspendable:					
Prepaid Items	4,412	-	-	-	4,412
Deposits	13,269	-	-	-	13,269
Restricted for:					
Debt Service	-	384,360	205	203,764	588,329
Assigned to:					
Operating Reserves	556,653	-	-	-	556,653
Reserves - Capital Projects	157,500	-	-	-	157,500
Unassigned:	181,882	-	-	-	181,882
TOTAL FUND BALANCES	**$ 913,716**	**$ 384,360**	**$ 205**	**$ 203,764**	**$ 1,502,045**
TOTAL LIABILITIES & FUND BALANCES	**$ 960,053**	**$ 384,360**	**$ 205**	**$ 203,764**	**$ 1,548,382**

WATERGRASS
Community Development District II

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 12,000	$ 2,000	$ 5,768	$ 3,768	48.07%
Interlocal Agreement	-	-	84,700	84,700	0.00%
Interest - Tax Collector	-	-	138	138	0.00%
Rents or Royalties	9,000	1,500	1,212	(288)	13.47%
Lease Revenue	-	-	2,400	2,400	0.00%
Special Assmnts- Tax Collector	2,228,921	296,477	288,442	(8,035)	12.94%
Special Assmnts- CDD Collected	115,698	-	-	-	0.00%
Special Assmnts- Discounts	(89,157)	(11,859)	(11,741)	118	13.17%
Other Miscellaneous Revenues	-	-	125	125	0.00%
Access Cards	150	-	242	242	161.33%
TOTAL REVENUES	**2,276,612**	**288,118**	**371,286**	**83,168**	**16.31%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	2,000	1,400	600	11.67%
FICA Taxes	918	153	109	44	11.87%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	10,000	1,667	7,207	(5,540)	72.07%
ProfServ-Legal Services	25,000	4,167	2,525	1,642	10.10%
ProfServ-Property Appraiser	248	-	91	(91)	36.69%
ProfServ-Trustee Fees	7,000	-	-	-	0.00%
ProfServ-Web Site Maintenance	1,553	259	-	259	0.00%
Auditing Services	4,200	-	-	-	0.00%
Contracts-Mgmt Services	49,932	8,322	8,322	-	16.67%
Postage and Freight	500	83	23	60	4.60%
Public Officials Insurance	3,208	3,208	3,286	(78)	102.43%
Printing and Binding	500	83	-	83	0.00%
Legal Advertising	2,200	367	131	236	5.95%
Misc-Assessment Collection Cost	44,578	5,929	5,534	395	12.41%
Misc-Contingency	-	-	236	(236)	0.00%
Total Administration	162,437	26,838	28,864	(2,026)	17.77%
Utility Services					
Electricity - Streetlights	206,000	34,333	27,906	6,427	13.55%
Utility - Irrigation & Landscape Lighting	5,500	917	1,679	(762)	30.53%

WATERGRASS
Community Development District II

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Building Utilities	25,000	4,167	4,133	34	16.53%
Utility Deposit Bond	10,093	-	-	-	0.00%
Total Utility Services	246,593	39,417	33,718	5,699	13.67%
Garbage/Solid Waste Services					
Utility - Refuse Removal	10,000	1,667	806	861	8.06%
Solid Waste Disposal Assessm.	1,993	1,993	-	1,993	0.00%
Total Garbage/Solid Waste Services	11,993	3,660	806	2,854	6.72%
Water-Sewer Comb Services					
Utility Services	65,000	10,833	6,533	4,300	10.05%
Total Water-Sewer Comb Services	65,000	10,833	6,533	4,300	10.05%
Flood Control/Stormwater Mgmt					
Contracts-Lakes	65,000	10,833	9,891	942	15.22%
Stormwater Assessment	2,745	2,745	-	2,745	0.00%
R&M-Mitigation	10,000	1,667	-	1,667	0.00%
Total Flood Control/Stormwater Mgmt	77,745	15,245	9,891	5,354	12.72%
Other Physical Environment					
Contracts-Landscape	725,000	120,833	89,781	31,052	12.38%
Security-Roving Parking Patrol	27,000	4,500	3,120	1,380	11.56%
Insurance - Property	22,144	22,144	22,144	-	100.00%
Insurance - General Liability	4,000	4,000	4,307	(307)	107.68%
R&M-Other Landscape	10,000	1,667	3,800	(2,133)	38.00%
R&M-Mulch	80,000	13,333	-	13,333	0.00%
R&M-Pest Control	5,000	833	697	136	13.94%
R&M-Annuals	2,700	450	-	450	0.00%
R&M-Plant&Tree Replacement	100,000	16,667	6,499	10,168	6.50%
R&M-Pressure Washing	5,000	833	-	833	0.00%
R&M-Emergency & Disaster Relief	50,000	8,333	-	8,333	0.00%
R&M-UTV	1,000	167	115	52	11.50%
Miscellaneous Maintenance	25,000	4,167	3,882	285	15.53%
Irrigation Maintenance	75,000	12,500	20,281	(7,781)	27.04%
Holiday Lighting & Decorations	10,000	1,667	-	1,667	0.00%
Total Other Physical Environment	1,141,844	212,094	154,626	57,468	13.54%

WATERGRASS
Community Development District II

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Road and Street Facilities					
R&M-Sidewalks	2,000	333	-	333	0.00%
R&M-Street Signs	500	83	-	83	0.00%
R&M-Roads	10,000	1,667	14,396	(12,729)	143.96%
Total Road and Street Facilities	12,500	2,083	14,396	(12,313)	115.17%
Parks and Recreations					
Payroll-Other	125,000	20,833	14,684	6,149	11.75%
Contracts-On-Site Management	80,000	13,333	13,333	-	16.67%
Contracts-Security Services	41,000	6,833	11,892	(5,059)	29.00%
Contracts-Pools	42,000	7,000	-	7,000	0.00%
Contracts-Cleaning Services	18,000	3,000	2,810	190	15.61%
Telephone/Fax/Internet Services	6,500	1,083	1,145	(62)	17.62%
R&M-Air Conditioning	5,000	833	441	392	8.82%
R&M-Clubhouse	5,000	833	-	833	0.00%
R&M-Court Maintenance	25,000	4,167	-	4,167	0.00%
R&M-Pools	10,000	1,667	46,304	(44,637)	463.04%
R&M-Fitness Equipment	20,000	3,333	1,884	1,449	9.42%
R&M-Pet Waste Station	7,000	1,167	-	1,167	0.00%
R&M-Playground	5,000	833	-	833	0.00%
Maintenance & Repairs	50,000	8,333	8,419	(86)	16.84%
Misc-Contingency	50,000	8,333	40,018	(31,685)	80.04%
Office Supplies	15,000	2,500	644	1,856	4.29%
Cleaning Supplies	4,000	667	200	467	5.00%
Total Parks and Recreations	508,500	84,748	141,774	(57,026)	27.88%
Reserves					
Capital Reserve	50,000	-	2,500	(2,500)	5.00%
Total Reserves	50,000	-	2,500	(2,500)	5.00%
TOTAL EXPENDITURES & RESERVES	**2,276,612**	**394,918**	**393,108**	**1,810**	**17.27%**
Excess (deficiency) of revenues Over (under) expenditures	-	(106,800)	(21,822)	84,978	0.00%
Net change in fund balance	$ -	$ (106,800)	$ (21,822)	$ 84,978	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**935,538**	**935,538**	**935,538**		
FUND BALANCE, ENDING	**$ 935,538**	**$ 828,738**	**$ 913,716**		

WATERGRASS
Community Development District II

Series 2018 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 20	$ 3	$ 3,378	$ 3,375	16890.00%
Special Assmnts- Tax Collector	550,949	73,284	67,567	(5,717)	12.26%
Special Assmnts- Discounts	(22,038)	(2,931)	(2,750)	181	12.48%
TOTAL REVENUES	**528,931**	**70,356**	**68,195**	**(2,161)**	**12.89%**
EXPENDITURES					
Administration					
ProfServ-Trustee Fees	4,041	-	-	-	0.00%
Misc-Assessment Collection Cost	11,019	1,466	1,296	170	11.76%
Total Administration	15,060	1,466	1,296	170	8.61%
Debt Service					
Principal Debt Retirement	155,000	-	-	-	0.00%
Interest Expense	363,723	181,862	181,861	1	50.00%
Total Debt Service	518,723	181,862	181,861	1	35.06%
TOTAL EXPENDITURES	**533,783**	**183,328**	**183,157**	**171**	**34.31%**
Excess (deficiency) of revenues Over (under) expenditures	(4,852)	(112,972)	(114,962)	(1,990)	2369.37%
Net change in fund balance	$ (4,852)	$ (112,972)	$ (114,962)	$ (1,990)	2369.37%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**499,322**	**499,322**	**499,322**		
FUND BALANCE, ENDING	**$ 494,470**	**$ 386,350**	**$ 384,360**		

WATERGRASS
Community Development District II

Series 2019 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ -	0.00%
Special Assmnts- Tax Collector	12,798	1,702	1,570	(132)	12.27%
Special Assmnts- Discounts	(512)	(68)	(64)	4	12.50%
TOTAL REVENUES	**12,286**	**1,634**	**1,506**	**(128)**	**12.26%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	256	34	30	4	11.72%
Total Administration	256	34	30	4	11.72%
TOTAL EXPENDITURES	**256**	**34**	**30**	**4**	**11.72%**
Excess (deficiency) of revenues Over (under) expenditures	12,030	1,600	1,476	(124)	12.27%
OTHER FINANCING SOURCES (USES)					
Other NonOperating Uses	-	-	(1,270)	(1,270)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**(1,270)**	**(1,270)**	**0.00%**
Net change in fund balance	$ 12,030	$ 1,600	$ 206	$ (1,394)	1.71%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**(1)**	**-**	**(1)**		
FUND BALANCE, ENDING	**$ 12,029**	**$ 1,600**	**$ 205**		

WATERGRASS
Community Development District II

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 10,000	$ 1,667	$ 1,451	$ (216)	14.51%
Special Assmnts- Tax Collector	411,122	54,685	50,419	(4,266)	12.26%
Special Assmnts- Discounts	(16,445)	(2,187)	(2,052)	135	12.48%
TOTAL REVENUES	**404,677**	**54,165**	**49,818**	**(4,347)**	**12.31%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,222	1,094	967	127	11.76%
Total Administration	8,222	1,094	967	127	11.76%
Debt Service					
Principal Debt Retirement	270,000	-	-	-	0.00%
Interest Expense	118,805	59,403	59,403	-	50.00%
Total Debt Service	388,805	59,403	59,403	-	15.28%
TOTAL EXPENDITURES	**397,027**	**60,497**	**60,370**	**127**	**15.21%**
Excess (deficiency) of revenues Over (under) expenditures	7,650	(6,332)	(10,552)	(4,220)	-137.93%
Net change in fund balance	$ 7,650	$ (6,332)	$ (10,552)	$ (4,220)	-137.93%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**214,316**	**214,316**	**214,316**		
FUND BALANCE, ENDING	**$ 221,966**	**$ 207,984**	**$ 203,764**		

Watergrass
Community Development District II

Supporting Schedules

November 30, 2025

WATERGRASS

Community Development District II

Non-Ad Valorem Special Assessments

(Pasco County Tax Collector - Monthly Collection Distributions)

For the Fiscal Year Ending September 30, 2026

					ALLOCATION			
DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	COLLECTION COSTS	GROSS AMOUNT RECEIVED	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND
Assessments Levied FY26				$ 3,326,874	$ 2,352,004	$ 550,949	$ 12,798	$ 411,122
Allocation %				100%	71%	17%	0.38%	12%
11/06/25	$ 25,064	$ 1,366	$ 512	$ 26,941	$ 19,047	$ 4,462	$ 104	$ 3,329
11/14/25	218,637	9,296	4,462	232,394	164,296	38,486	894	28,718
11/20/25	86,479	3,677	1,765	91,921	64,985	15,223	354	11,359
11/26/25	53,382	2,270	1,089	56,741	40,114	9,397	218	7,012
TOTAL	**$ 383,562**	**$ 16,608**	**$ 7,828**	**$ 407,997**	**$ 288,442**	**$ 67,567**	**$ 1,570**	**$ 50,419**
% COLLECTED				12%	12%	12%	12%	12%
TOTAL OUTSTANDING				**$ 2,918,878**	**$ 2,063,563**	**$ 483,382**	**$ 11,229**	**$ 360,704**

WATERGRASS
Community Development District II

November 30, 2025

ACCOUNT NAME	BANK NAME	MATURITY	YIELD	BALANCE
GENERAL FUND				
Operating Checking Account	Valley Bank	N/A	3.83%	$715,399
Money Market	Bank United	N/A	3.60%	222,173
			Subtotal GF	$937,572
DEBT SERVICE FUND				
Series 2018 Reserve	US Bank	N/A	5.15%	$258,753
Series 2018 Revenue	US Bank	N/A	5.15%	116,767
			Subtotal 2018 DS	$375,520
Series 2021 Prepayment	US Bank	N/A	5.15%	$88
Series 2021 Reserve	US Bank	N/A	5.15%	96,526
Series 2021 Revenue	US Bank	N/A	5.15%	100,553
			Subtotal 2021 DS	$197,167
			Subtotal DS	$572,687
			Grand Total	**$1,510,259**

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 11/01/25 to 11/30/25

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100295							
001	11/12/25	PASCO SHERIFF'S OFFICE	1-202510-12248	10/3/25-10/31/25 SECURITY	Security-Roving Parking Patrol	534055-53900	$3,120.00
						Check Total	*$3,120.00*
CHECK # 100296							
001	11/12/25	SOLITUDE LAKE MANAGEMENT LLC	PSI214222	ANNUAL MAINTENANCE NOV 25	Contracts-Lakes	534084-53801	$3,884.00
001	11/12/25	SOLITUDE LAKE MANAGEMENT LLC	PSI218306	NOV 25 AQUATICS MAINT	Contracts-Lakes	534084-53801	$281.22
						Check Total	*$4,165.22*
CHECK # 100297							
001	11/12/25	YELLOWSTONE LANDSCAPE SVCS	1019359	SEPT 25 IRRIGATION INSPECTION	Irrigation Maintenance	546930-53900	$1,864.90
001	#REF!	YELLOWSTONE LANDSCAPE SVCS	1025978	LANDSCAPE ENCHANCEMENT-GREYBROOK RD BEF	R&M-Plant&Tree Replacement	546170-53900	$3,588.55
						Check Total	*$5,453.45*
CHECK # 100298							
001	11/12/25	STRALEY ROBIN VERICKER	27410	DISTRICT COUNSEL THROUGH SEPT 25	ProfServ-Legal Services	531023-51401	$2,419.39
						Check Total	*$2,419.39*
CHECK # 100299							
001	11/12/25	TAMPA BAY POO PATROL	4561	NOV 25 PET WASTE STATION MAINTENANCE	Miscellaneous Maintenance	546922-53900	$546.00
						Check Total	*$546.00*
CHECK # 100300							
001	11/12/25	METRO GATES	250912	PROMENADE MAIN GATE REPAIR	Maintenance & Repairs	546920-57200	$775.00
						Check Total	*$775.00*
CHECK # 100301							
001	11/12/25	GPS POOLS, INC	NOV 25	NOV 25 POOL CONTRACT	Maintenance & Repairs	546920-57200	$3,456.94
						Check Total	*$3,456.94*
CHECK # 100302							
001	11/19/25	S & S DIRECTIONAL BORING AND	8505	BORE 1-2inch POLY PIPE FOR ELECTRICAL	Misc-Contingency	549900-57200	$4,515.00
						Check Total	*$4,515.00*
CHECK # 100303							
001	11/19/25	SOLITUDE LAKE MANAGEMENT LLC	PSI213938	NOVEMBER 25 POND	Contracts-Lakes	534084-53801	$780.43
						Check Total	*$780.43*
CHECK # 100304							
001	11/19/25	YELLOWSTONE LANDSCAPE SVCS	1025979	IRRIGATION PUMP AT GREYBROOK	Irrigation Maintenance	546930-53900	$2,362.42
001	#REF!	YELLOWSTONE LANDSCAPE SVCS	1025980	IRRIGATION NEW PUMP AT TALAMORE	Irrigation Maintenance	546930-53900	$1,692.20
001	#REF!	YELLOWSTONE LANDSCAPE SVCS	1030181	NOV 25 LANDSCAPE CONTRACT	Contracts-Landscape	534050-53900	$44,890.62
001	#REF!	YELLOWSTONE LANDSCAPE SVCS	1032922	2 irrigation Main Line Leaks found on 11/4/25	Irrigation Maintenance	546930-53900	$1,327.73
						Check Total	*$50,272.97*
CHECK # 100305							
001	11/19/25	BGE INC	32757	DISTRICT ENGINEERING THOUGH 10/24/2025	ProfServ-Engineering	531013-51501	$2,338.40
						Check Total	*$2,338.40*

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 11/01/25 to 11/30/25

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100306							
001	11/19/25	SIGNS OF TAMPA BAY LLC	SAR-25301	1 VINYL SIGN - LOGO FOR ATV	R&M-UTV	546706-53900	$100.91
						Check Total	*$100.91*
CHECK # 100307							
001	11/19/25	PEST CEMETERY LLC	76044	NOVEMBER MONTHLY PEST CONTROL	R&M-Pest Control	546070-53900	$42.00
						Check Total	*$42.00*
CHECK # 100308							
001	11/19/25	ERWIN ELECTRIC ,INC.	101842	NEW PANEL FOR WATER HEATERS DEPOSIT	Capital Reserve	568018-58100	$2,500.00
						Check Total	*$2,500.00*
CHECK # 100309							
001	11/19/25	OLM, INC.	46175	NOV 25 OLM INSPECTION	R&M-Other Landscape	546036-53900	$900.00
						Check Total	*$900.00*
CHECK # 100310							
001	11/19/25	COOL AID A/C SERVICE CORPORATION	15947	Mini Split Install - AC REPAIR	R&M-Air Conditioning	546004-57200	$282.50
						Check Total	*$282.50*
CHECK # 100311							
001	11/19/25	INFRAMARK LLC	163507	NOV'25 MANAGEMENT FEES	Contracts-Mgmt Services	534001-51301	$4,161.00
001	11/19/25	INFRAMARK LLC	163507	NOV'25 MANAGEMENT FEES	Postage and Freight	541006-51301	$8.33
001	11/19/25	INFRAMARK LLC	163507	NOV'25 MANAGEMENT FEES	Contracts-On-Site Management	534029-57200	$6,666.67
						Check Total	*$10,836.00*
CHECK # 100312							
001	11/19/25	METRO GATES	250933	GATE BROKEN OFF HINGES AT PROMENADE	Maintenance & Repairs	546920-57200	$790.00
001	11/19/25	METRO GATES	251059	KEY FOB SERVICE CALL FOR OFFICE	Maintenance & Repairs	546920-57200	$190.00
						Check Total	*$980.00*
CHECK # 100313							
001	11/19/25	JANI-KING OF TAMPA BAY	1-483032	NOV 25 CLEANING	Contracts-Cleaning Services	534082-57200	$1,405.00
						Check Total	*$1,405.00*
CHECK # 100314							
001	11/19/25	COMMERCIAL ENERGY SPECIALIST	289073	SPLASH PAD REPAIR	R&M-Pools	546074-57200	$175.00
						Check Total	*$175.00*
CHECK # 100315							
001	11/19/25	GPS POOLS, INC	LAP WIRES	NOV ELECTRICAL REPAIR FOR POOL	R&M-Pools	546074-57200	$475.00
001	11/19/25	GPS POOLS, INC	TUBE	SANTOPRENE PUMP TUBE W .25inch FERRULES	R&M-Pools	546074-57200	$55.98
						Check Total	*$530.98*
CHECK # 100316							
001	11/19/25	CHRISTMAS DESIGNERS.COM LLC	048175	HOLIDAY LIGHTING	Prepaid Items	155000-53900	$4,009.20
						Check Total	*$4,009.20*
CHECK # 100317							
001	11/21/25	SOLITUDE LAKE MANAGEMENT LLC	PSI220177	repair to waterfall	Maintenance & Repairs	546920-57200	$450.00
						Check Total	*$450.00*

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 11/01/25 to 11/30/25

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100318							
001	11/21/25	YELLOWSTONE LANDSCAPE SVCS	1035217	Irrigation repair from fiberoptic vendor damage	Irrigation Maintenance	546930-53900	$3,935.85
						Check Total	*$3,935.85*
CHECK # 100319							
001	11/21/25	ERWIN ELECTRIC ,INC.	103125-	TROUBLSHEET SEC CAMERAS	Maintenance & Repairs	546920-57200	$1,287.50
001	11/21/25	ERWIN ELECTRIC ,INC.	100963	Splash pad maintenance	R&M-Pools	546074-57200	$1,699.40
						Check Total	*$2,986.90*
CHECK # 100320							
001	11/21/25	OLM, INC.	46186	OLM BID PACKAGE	R&M-Other Landscape	546036-53900	$2,000.00
						Check Total	*$2,000.00*
CHECK # 100321							
001	11/21/25	FITNESS LOGIC INC	127034	CHANGED TV'S ON CARDIO MACHINES	R&M-Fitness Equipment	546115-57200	$125.00
						Check Total	*$125.00*
CHECK # 100322							
001	11/26/25	STRALEY ROBIN VERICKER	27526	Legal services - Oct'25	ProfServ-Legal Services	531023-51401	$2,525.00
						Check Total	*$2,525.00*
CHECK # 300064							
001	11/07/25	CHARTER COMMUNICATIONS - ACH	102025-2710-ACH	BILL PRD 10/20-11/19/25	Telephone/Fax/Internet Services	541009-57200	$129.98
						Check Total	*$129.98*
CHECK # 300065							
001	11/10/25	PASCO COUNTY UTILITIES SVC - ACH	102425-ACH	OCT 25 WATER UTILITY	Utility Services	543063-53601	$3,346.71
						Check Total	*$3,346.71*
CHECK # 300067							
001	11/14/25	ENGAGE PEO	202524-INIT-ACH	PAY PERIOD 11/8/25	Payroll-Other	512004-57200	$3,982.38
						Check Total	*$3,982.38*
CHECK # 300068							
001	11/20/25	W.R.E.C. - ACH	111325-ACH	BILL PRD 10/9-11/7/25	Electricity - Streetlights	543013-53150	$2,091.16
						Check Total	*$2,091.16*
CHECK # 300069							
001	11/20/25	W.R.E.C. - ACH	102425-ACH	ELECTRIC 10/03 - 11/03/25	Electricity - Streetlights	543013-53150	$11,844.67
001	11/20/25	W.R.E.C. - ACH	102425-ACH	ELECTRIC 10/03 - 11/03/25	Utility - Irrigation & Landscape Lighting	543037-53150	$664.59
001	11/20/25	W.R.E.C. - ACH	102425-ACH	ELECTRIC 10/03 - 11/03/25	Building Utilities	543067-53150	$1,985.68
						Check Total	*$14,494.94*
CHECK # 300070							
001	11/26/25	WASTE CONNECTIONS OF FLORIDA	2056477W426-ACH	BILL RPD 12/1-12/31/25	Utility - Refuse Removal	543020-53401	$675.32
						Check Total	*$675.32*
CHECK # 300071							
001	11/28/25	ENGAGE PEO	202525-INIT-ACH	PAY PERIOD ENDING 11/22/25	Payroll-Other	512004-57200	$3,103.05
						Check Total	*$3,103.05*
CHECK # 300072							

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 11/01/25 to 11/30/25

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	11/26/25	FRONTIER- ACH	110225-9770-ACH	BILL PRD 11/2-12/1/25	Telephone/Fax/Internet Services	541009-57200	$581.10
						Check Total	*$581.10*
CHECK # 300073							
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Contracts-Security Services	534037-57200	$8,792.19
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Telephone/Fax/Internet Services	541009-57200	$43.51
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Utility - Irrigation & Landscape Lighting	543037-53150	$367.75
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	R&M-Air Conditioning	546004-57401	$158.00
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	R&M-Pest Control	546070-53900	$22.77
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	R&M-Pools	546074-57200	$314.00
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	R&M-UTV	546706-53900	$14.39
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	R&M-Fitness Equipment	546115-57200	$1,758.78
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	R&M-Plant&Tree Replacement	546170-53900	$2,910.00
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Maintenance & Repairs	546920-57401	$829.45
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Miscellaneous Maintenance	546922-53900	$89.90
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Office Supplies	551002-57200	$644.04
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Cleaning Supplies	551003-57200	$199.86
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Capital Reserve	568018-58100	($229.03)
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Capital Reserve	568018-58100	($962.97)
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Capital Reserve	568018-58100	($7,039.84)
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Misc-Contingency	549900-57200	($74.45)
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Telephone/Fax/Internet Services	541009-57200	($43.51)
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Maintenance & Repairs	546920-57200	($1,520.99)
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	R&M-Plant&Tree Replacement	546170-53900	($2,910.00)
001	11/25/25	VALLEY BANK ACH	103125-0641	SUPPLIES/TREES/EQUIPMENT	Maintenance & Repairs	546920-57200	($494.21)
						Check Total	*$2,869.64*
CHECK # 4455							
001	11/20/25	MIKE FASANO, TAX COLLECTOR	111225-P1300-0000	2025 TAX NOTICE - PASCO COUNTY	ProfServ-Property Appraiser	531035-51301	$91.20
						Check Total	*$91.20*
CHECK # DD309							
001	11/28/25	W.R.E.C. - ACH	112825-ACH CORRECTION	CORRECT ACH TAKEN	Electricity - Streetlights	543013-53150	$66.20
						Check Total	*$66.20*
CHECK # DD310							
001	11/10/25	PASCO COUNTY UTILITIES SVC - ACH	102425-ACH-CORRECTION	CORRECT ACH TAKEN	Utility Services	543063-53601	$66.66
						Check Total	*$66.66*
CHECK # DD311							
001	11/03/25	FRONTIER- ACH	100225-9770-ACH	BILL PRD 10/2-11/1/25	Telephone/Fax/Internet Services	541009-57200	$420.60
001	11/03/25	FRONTIER- ACH	100225-9770-ACH	Credit Memo 000130	BILL PRD 10/2-11/1/25	541009-57200	($160.50)
						Check Total	*$260.10*
						Fund Total	**$143,385.58**

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 11/01/25 to 11/30/25

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SERIES 2018 DEBT SERVICE FUND - 203							
CHECK # 4456							
203	11/25/25	WATERGRASS II C/O US BANK	112125-2018 SERIES	TRFR FY25/26 TAX REC SER 2018	Due From Other Funds	131000	$54,679.59
						Check Total	*$54,679.59*
						Fund Total	**$54,679.59**
SERIES 2019 DEBT SERVICE FUND - 204							
CHECK # 4458							
204	11/25/25	WATERGRASS II C/O WELLS FARGO	112125-2019 SERIES	TRFR FY25/26 TAX REC SER 2019	Due From Other Funds	131000	$1,270.20
						Check Total	*$1,270.20*
						Fund Total	**$1,270.20**
SERIES 2021 DEBT SERVICE FUND - 205							
CHECK # 4457							
205	11/25/25	WATERGRASS II C/O US BANK	112125-SERIES 2021-1	TRFR FY25/26 TAX REC SERIES 2021A	Due From Other Funds	131000	$40,802.34
						Check Total	*$40,802.34*
						Fund Total	**$40,802.34**
						Total Checks Paid	**$240,137.71**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Watergrass Community Development District II

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS

WATERGRASS

Community Development District II

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Watergrass
Community Development District II

Financial Statements

(Unaudited)

December 31, 2025

WATERGRASS
Community Development District II

Governmental Funds

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	$ 2,744,011	$ -	$ -	$ -	$ 2,744,011
Accounts Receivable	3,600	-	-	-	3,600
Due From Other Funds	-	5,751	134	325,362	331,247
Investments:					
Money Market Account	222,815	-	-	-	222,815
Prepayment Account	-	-	-	88	88
Reserve Fund	-	258,753	-	96,526	355,279
Revenue Fund	-	548,062	-	422,116	970,178
Deposits	13,269	-	-	-	13,269
TOTAL ASSETS	**$ 2,983,695**	**$ 812,566**	**$ 134**	**$ 844,092**	**$ 4,640,487**
LIABILITIES					
Accounts Payable	$ 42,795	$ -	$ -	$ 321,070	$ 363,865
Accrued Expenses	14,409	-	-	-	14,409
Other Current Liabilities	185	-	-	-	185
Due To Other Funds	331,247	-	-	-	331,247
TOTAL LIABILITIES	**388,636**	**-**	**-**	**321,070**	**709,706**
FUND BALANCES					
Nonspendable:					
Deposits	13,269	-	-	-	13,269
Restricted for:					
Debt Service	-	812,566	134	523,022	1,335,722
Assigned to:					
Operating Reserves	556,653	-	-	-	556,653
Reserves - Capital Projects	157,500	-	-	-	157,500
Unassigned:	1,867,637	-	-	-	1,867,637
TOTAL FUND BALANCES	**$ 2,595,059**	**$ 812,566**	**$ 134**	**$ 523,022**	**$ 3,930,781**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,983,695**	**$ 812,566**	**$ 134**	**$ 844,092**	**$ 4,640,487**

WATERGRASS
Community Development District II

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 12,000	$ 3,000	$ 15,552	$ 12,552	129.60%
Interlocal Agreement	-	-	84,700	84,700	0.00%
Interest - Tax Collector	-	-	138	138	0.00%
Rents or Royalties	9,000	2,250	1,932	(318)	21.47%
Lease Revenue	-	-	3,600	3,600	0.00%
Special Assmnts- Tax Collector	2,228,921	2,127,011	2,226,613	99,602	99.90%
Special Assmnts- CDD Collected	115,698	38,566	-	(38,566)	0.00%
Special Assmnts- Discounts	(89,157)	(85,081)	(89,061)	(3,980)	99.89%
Other Miscellaneous Revenues	-	-	4,937	4,937	0.00%
Access Cards	150	50	429	379	286.00%
TOTAL REVENUES	**2,276,612**	**2,085,796**	**2,248,840**	**163,044**	**98.78%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	3,000	1,400	1,600	11.67%
FICA Taxes	918	230	109	121	11.87%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	10,000	2,500	8,797	(6,297)	87.97%
ProfServ-Legal Services	25,000	6,250	2,888	3,362	11.55%
ProfServ-Property Appraiser	248	-	91	(91)	36.69%
ProfServ-Trustee Fees	7,000	-	4,041	(4,041)	57.73%
ProfServ-Web Site Maintenance	1,553	388	-	388	0.00%
Auditing Services	4,200	-	-	-	0.00%
Contracts-Mgmt Services	49,932	12,483	12,483	-	25.00%
Postage and Freight	500	125	26	99	5.20%
Public Officials Insurance	3,208	3,208	3,286	(78)	102.43%
Printing and Binding	500	125	-	125	0.00%
Legal Advertising	2,200	550	131	419	5.95%
Misc-Assessment Collection Cost	44,578	42,539	42,751	(212)	95.90%
Misc-Contingency	-	-	275	(275)	0.00%
Total Administration	162,437	71,998	76,278	(4,280)	46.96%
Utility Services					
Electricity - Streetlights	206,000	51,500	39,751	11,749	19.30%
Utility - Irrigation & Landscape Lighting	5,500	1,375	2,343	(968)	42.60%
Building Utilities	25,000	6,250	6,033	217	24.13%
Utility Deposit Bond	10,093	-	-	-	0.00%
Total Utility Services	246,593	59,125	48,127	10,998	19.52%

WATERGRASS
Community Development District II

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Garbage/Solid Waste Services					
Utility - Refuse Removal	10,000	2,500	1,883	617	18.83%
Solid Waste Disposal Assessm.	1,993	1,993	-	1,993	0.00%
Total Garbage/Solid Waste Services	11,993	4,493	1,883	2,610	15.70%
Water-Sewer Comb Services					
Utility Services	65,000	16,250	6,526	9,724	10.04%
Total Water-Sewer Comb Services	65,000	16,250	6,526	9,724	10.04%
Flood Control/Stormwater Mgmt					
Contracts-Lakes	65,000	16,250	14,868	1,382	22.87%
Stormwater Assessment	2,745	2,745	-	2,745	0.00%
R&M-Mitigation	10,000	2,500	-	2,500	0.00%
Total Flood Control/Stormwater Mgmt	77,745	21,495	14,868	6,627	19.12%
Other Physical Environment					
Contracts-Landscape	725,000	181,250	149,635	31,615	20.64%
Security-Roving Parking Patrol	27,000	6,750	7,876	(1,126)	29.17%
Insurance - Property	22,144	22,144	22,144	-	100.00%
Insurance - General Liability	4,000	4,000	4,307	(307)	107.68%
R&M-Other Landscape	10,000	2,500	5,900	(3,400)	59.00%
R&M-Mulch	80,000	20,000	-	20,000	0.00%
R&M-Pest Control	5,000	1,250	984	266	19.68%
R&M-Annuals	2,700	675	-	675	0.00%
R&M-Plant&Tree Replacement	100,000	25,000	7,891	17,109	7.89%
R&M-Pressure Washing	5,000	1,250	1,150	100	23.00%
R&M-Emergency & Disaster Relief	50,000	12,500	-	12,500	0.00%
R&M-UTV	1,000	250	115	135	11.50%
Miscellaneous Maintenance	25,000	6,250	9,233	(2,983)	36.93%
Irrigation Maintenance	75,000	18,750	26,724	(7,974)	35.63%
Holiday Lighting & Decorations	10,000	2,500	4,009	(1,509)	40.09%
Total Other Physical Environment	1,141,844	305,069	239,968	65,101	21.02%
Road and Street Facilities					
R&M-Sidewalks	2,000	500	-	500	0.00%
R&M-Street Signs	500	125	5,406	(5,281)	1081.20%
R&M-Roads	10,000	2,500	14,396	(11,896)	143.96%
Total Road and Street Facilities	12,500	3,125	19,802	(16,677)	158.42%

WATERGRASS
Community Development District II

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Parks and Recreations					
Payroll-Other	125,000	31,250	21,679	9,571	17.34%
Contracts-On-Site Management	80,000	20,000	20,000	-	25.00%
Contracts-Security Services	41,000	10,250	11,892	(1,642)	29.00%
Contracts-Pools	42,000	10,500	3,457	7,043	8.23%
Contracts-Cleaning Services	18,000	4,500	4,215	285	23.42%
Telephone/Fax/Internet Services	6,500	1,625	1,275	350	19.62%
R&M-Air Conditioning	5,000	1,250	441	809	8.82%
R&M-Clubhouse	5,000	1,250	-	1,250	0.00%
R&M-Court Maintenance	25,000	6,250	-	6,250	0.00%
R&M-Pools	10,000	2,500	47,546	(45,046)	475.46%
R&M-Fitness Equipment	20,000	5,000	1,884	3,116	9.42%
R&M-Pet Waste Station	7,000	1,750	-	1,750	0.00%
R&M-Playground	5,000	1,250	-	1,250	0.00%
Maintenance & Repairs	50,000	12,500	8,287	4,213	16.57%
Misc-Contingency	50,000	12,500	57,847	(45,347)	115.69%
Office Supplies	15,000	3,750	644	3,106	4.29%
Cleaning Supplies	4,000	1,000	200	800	5.00%
Total Parks and Recreations	508,500	127,125	179,367	(52,242)	35.27%
Reserves					
Capital Reserve	50,000	-	2,500	(2,500)	5.00%
Total Reserves	50,000	-	2,500	(2,500)	5.00%
TOTAL EXPENDITURES & RESERVES	**2,276,612**	**608,680**	**589,319**	**19,361**	**25.89%**
Excess (deficiency) of revenues Over (under) expenditures	-	1,477,116	1,659,521	182,405	0.00%
Net change in fund balance	$ -	$ 1,477,116	$ 1,659,521	$ 182,405	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**935,538**	**935,538**	**935,538**		
FUND BALANCE, ENDING	**$ 935,538**	**$ 2,412,654**	**$ 2,595,059**		

WATERGRASS
Community Development District II

Series 2018 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 20	$ 5	$ 4,404	$ 4,399	22020.00%
Special Assmnts- Tax Collector	550,949	525,759	521,577	(4,182)	94.67%
Special Assmnts- Discounts	(22,038)	(21,030)	(20,862)	168	94.66%
TOTAL REVENUES	**528,931**	**504,734**	**505,119**	**385**	**95.50%**
EXPENDITURES					
Administration					
ProfServ-Trustee Fees	4,041	-	-	-	0.00%
Misc-Assessment Collection Cost	11,019	10,516	10,014	502	90.88%
Total Administration	15,060	10,516	10,014	502	66.49%
Debt Service					
Principal Debt Retirement	155,000	-	-	-	0.00%
Interest Expense	363,723	181,862	181,861	1	50.00%
Total Debt Service	518,723	181,862	181,861	1	35.06%
TOTAL EXPENDITURES	**533,783**	**192,378**	**191,875**	**503**	**35.95%**
Excess (deficiency) of revenues Over (under) expenditures	(4,852)	312,356	313,244	888	-6455.98%
Net change in fund balance	$ (4,852)	$ 312,356	$ 313,244	$ 888	-6455.98%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**499,322**	**499,322**	**499,322**		
FUND BALANCE, ENDING	**$ 494,470**	**$ 811,678**	**$ 812,566**		

WATERGRASS
Community Development District II

Series 2019 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ -	0.00%
Special Assmnts- Tax Collector	12,798	12,213	12,116	(97)	94.67%
Special Assmnts- Discounts	(512)	(488)	(485)	3	94.73%
TOTAL REVENUES	**12,286**	**11,725**	**11,631**	**(94)**	**94.67%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	256	244	233	11	91.02%
Total Administration	256	244	233	11	91.02%
TOTAL EXPENDITURES	**256**	**244**	**233**	**11**	**91.02%**
Excess (deficiency) of revenues Over (under) expenditures	12,030	11,481	11,398	(83)	94.75%
OTHER FINANCING SOURCES (USES)					
Other NonOperating Uses	-	-	(11,265)	(11,265)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**(11,265)**	**(11,265)**	**0.00%**
Net change in fund balance	$ 12,030	$ 11,481	$ 133	$ (11,348)	1.11%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1**	**-**	**1**		
FUND BALANCE, ENDING	**$ 12,031**	**$ 11,481**	**$ 134**		

WATERGRASS
Community Development District II

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 10,000	$ 2,500	$ 1,946	$ (554)	19.46%
Special Assmnts- Tax Collector	411,122	392,325	389,204	(3,121)	94.67%
Special Assmnts- Discounts	(16,445)	(15,693)	(15,568)	125	94.67%
TOTAL REVENUES	**404,677**	**379,132**	**375,582**	**(3,550)**	**92.81%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,222	7,846	7,473	373	90.89%
Total Administration	8,222	7,846	7,473	373	90.89%
Debt Service					
Principal Debt Retirement	270,000	-	-	-	0.00%
Interest Expense	118,805	59,403	59,403	-	50.00%
Total Debt Service	388,805	59,403	59,403	-	15.28%
TOTAL EXPENDITURES	**397,027**	**67,249**	**66,876**	**373**	**16.84%**
Excess (deficiency) of revenues Over (under) expenditures	7,650	311,883	308,706	(3,177)	4035.37%
Net change in fund balance	$ 7,650	$ 311,883	$ 308,706	$ (3,177)	4035.37%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**214,316**	**214,316**	**214,316**		
FUND BALANCE, ENDING	**$ 221,966**	**$ 526,199**	**$ 523,022**		

Watergrass
Community Development District II

Supporting Schedules

December 31, 2025

WATERGRASS

Community Development District II

Non-Ad Valorem Special Assessments

(Pasco County Tax Collector - Monthly Collection Distributions)

For the Fiscal Year Ending September 30, 2026

					ALLOCATION			
DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	COLLECTION COSTS	GROSS AMOUNT RECEIVED	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND
Assessments Levied FY26				$ 3,326,874	$ 2,352,004	$ 550,949	$ 12,798	$ 411,122
Allocation %				100%	71%	17%	0.38%	12%
11/06/25	$ 25,064	$ 1,366	$ 512	$ 26,941	$ 19,047	$ 4,462	$ 104	$ 3,329
11/14/25	218,637	9,296	4,462	232,394	164,296	38,486	894	28,718
11/20/25	86,479	3,677	1,765	91,921	64,985	15,223	354	11,359
11/26/25	53,382	2,270	1,089	56,741	40,114	9,397	218	7,012
12/05/25	2,319,725	98,627	47,341	2,465,694	1,743,174	408,333	9,485	304,701
12/11/25	225,051	9,514	4,593	239,158	169,078	39,606	920	29,554
12/18/25	34,726	1,226	709	36,661	25,919	6,071	141	4,530
TOTAL	**$ 2,963,064**	**$ 125,976**	**$ 60,471**	**$ 3,149,510**	**$ 2,226,613**	**$ 521,577**	**$ 12,116**	**$ 389,204**
% COLLECTED				95%	95%	95%	95%	95%
TOTAL OUTSTANDING				**$ 177,365**	**$ 125,392**	**$ 29,372**	**$ 682**	**$ 21,918**

WATERGRASS
Community Development District II

December 31, 2025

ACCOUNT NAME	BANK NAME	MATURITY	YIELD	BALANCE
GENERAL FUND				
Operating Checking Account	Valley Bank	N/A	3.82%	$2,744,011 (1)
Money Market	Bank United	N/A	3.40%	222,815
			Subtotal GF	$2,966,826
DEBT SERVICE FUND				
Series 2018 Reserve	US Bank	N/A	5.15%	$258,753
Series 2018 Revenue	US Bank	N/A	5.15%	548,062
			Subtotal 2018 DS	$806,815
Series 2021 Prepayment	US Bank	N/A	5.15%	$88
Series 2021 Reserve	US Bank	N/A	5.15%	96,526
Series 2021 Revenue	US Bank	N/A	5.15%	422,116
			Subtotal 2021 DS	$518,730
			Subtotal DS	$1,325,545
			Grand Total	**$4,292,371**

Note: (1) The bank reconciliation is still in progress for December.

WATERGRASS
Community Development District II

Payment Register by Bank Account
For the Period from 12/01/25 to 12/31/25
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
VALLEY NATIONAL BANK - (ACCT#XXXXX7836)							
ACH #100323							
12/05/25	Vendor	PASCO SHERIFF'S OFFICE	I-202511-12249	November security	Security-Roving Parking Patrol	001-534055-53900	$2,400.00
						ACH Total	*$2,400.00*
ACH #100324							
12/05/25	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI220700	Dec'25 lake maintenance	Contracts-Lakes	001-534084-53801	$811.65
12/05/25	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI221121	BILL RPD 12/1-12/31/25	bill prd 12/1-12/31	001-534084-53801	$3,884.00
						ACH Total	*$4,695.65*
ACH #100325							
12/05/25	Vendor	YELLOWSTONE LANDSCAPE SVCS	1039007	October 2025 irrigation repairs	Irrigation repairs	001-546930-53900	$1,543.10
						ACH Total	*$1,543.10*
ACH #100326							
12/05/25	Vendor	PEST CEMETERY LLC	76356	November 2025 pest control	November pest control	001-546070-53900	$50.00
12/05/25	Vendor	PEST CEMETERY LLC	76228	November 2025 pest control	November pest control	001-546070-53900	$245.00
						ACH Total	*$295.00*
ACH #100327							
12/05/25	Vendor	THOMAS SEWELL	673	November trapping	MONTHLY TRAPPING	001-546922-53900	$1,350.00
						ACH Total	*$1,350.00*
ACH #100328							
12/05/25	Vendor	ERWIN ELECTRIC ,INC.	101997	Electric for new well	Irrigation Maintenance	001-546930-53900	$3,000.00
12/05/25	Vendor	ERWIN ELECTRIC ,INC.	101996	Electric for new well	Irrigation Maintenance	001-546930-53900	$3,000.00
						ACH Total	*$6,000.00*
ACH #100329							
12/05/25	Vendor	TAMPA BAY POO PATROL	4767	PET WASTE STATION MAINTENANCE	Miscellaneous Maintenance	001-546922-53900	$546.00
						ACH Total	*$546.00*
ACH #100330							
12/05/25	Vendor	INFRAMARK LLC	164602	October 2025 postage	postage	001-541006-51301	$2.22
12/05/25	Vendor	INFRAMARK LLC	165633	DISTRICT INVOICE DEC 25	DISTRICT INVOICE	001-534001-51301	$4,161.00
12/05/25	Vendor	INFRAMARK LLC	165633	DISTRICT INVOICE DEC 25	ON SITE MANAGEMENT DEC 25	001-534029-57200	$6,666.67
12/05/25	Vendor	INFRAMARK LLC	165633	DISTRICT INVOICE DEC 25	RECORD STORAGE FEES	001-549900-51301	$8.33
12/05/25	Vendor	INFRAMARK LLC	1163850	Sidwalk replacement and grinding	sidewalk replacement and grinding	001-546139-54101	$14,396.25
						ACH Total	*$25,234.47*

WATERGRASS
Community Development District II

Payment Register by Bank Account
For the Period from 12/01/25 to 12/31/25
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #100331							
12/05/25	Vendor	JANI-KING OF TAMPA BAY	1-483888	DECEMBER 2025 CLEANING	Contracts-Cleaning Services	001-534082-57200	$1,405.00
						ACH Total	*$1,405.00*
ACH #100332							
12/05/25	Vendor	GPS POOLS, INC	DEC 2025	Dec'25 pool maintenance	Contracts-Pools	001-534078-57200	$3,456.94
						ACH Total	*$3,456.94*
ACH #100333							
12/16/25	Vendor	GPS POOLS, INC	STENNER KID	stenner feeder repair	R&M-Pools	001-546074-57200	$641.99
						ACH Total	*$641.99*
ACH #100334							
12/16/25	Vendor	PEST CEMETERY LLC	77554	December pest control	R&M-Pest Control	001-546070-53900	$42.00
						ACH Total	*$42.00*
ACH #100335							
12/16/25	Vendor	JT'S PRESSURE WASHING	3239	Mailbox kiosk and waterfall cleaning	R&M-Pressure Washing	001-546171-53900	$1,150.00
						ACH Total	*$1,150.00*
ACH #100336							
12/16/25	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI225203	BILL RPD 12/1-12/31/25	bill prd 12/1-12/31	001-534084-53801	$281.22
						ACH Total	*$281.22*
ACH #100337							
12/16/25	Vendor	YELLOWSTONE LANDSCAPE SVCS	1053375	11/05 irrigation inspection and repairs	Irrigation Maintenance	001-546930-53900	$1,856.20
						ACH Total	*$1,856.20*
ACH #100338							
12/16/25	Vendor	BGE INC	34986	Promenade park parking plan	ProfServ-Engineering	001-531013-51501	$1,590.00
						ACH Total	*$1,590.00*
ACH #100339							
12/30/25	Vendor	INFRAMARK LLC	166751	POSTAGE	Postage and Freight	001-541006-51301	$3.70
						ACH Total	*$3.70*
ACH #100340							
12/31/25	Vendor	PASCO SHERIFF'S OFFICE	1-202511-12249	11/1 - 12/1 security patrol	Security-Roving Parking Patrol	001-534055-53900	$2,400.00
						ACH Total	*$2,400.00*
ACH #100341							
12/31/25	Vendor	THOMAS SEWELL	685	Monthly Trapping	Miscellaneous Maintenance	001-546922-53900	$1,350.00
						ACH Total	*$1,350.00*

WATERGRASS
Community Development District II

Payment Register by Bank Account
For the Period from 12/01/25 to 12/31/25
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #100342							
12/31/25	Vendor	ERWIN ELECTRIC ,INC.	102162	cables for camera system	Misc-Contingency	001-549900-57200	$3,542.04
12/31/25	Vendor	ERWIN ELECTRIC ,INC.	102212	Power for pool heaters	Maintenance & Repairs	001-546920-57200	$2,333.06
						ACH Total	*$5,875.10*
ACH #100343							
12/31/25	Vendor	YELLOWSTONE LANDSCAPE SVCS	1053674	December landscaping	LANDSCAPE MAINT - DEC'25	001-534050-53900	$59,854.16
12/31/25	Vendor	YELLOWSTONE LANDSCAPE SVCS	1058262	irrigation inspection 11/20	Irrigation Maintenance	001-546930-53900	$3,286.70
						ACH Total	*$63,140.86*
ACH #100344							
12/31/25	Vendor	OLM, INC.	46380	12/04 inspection	12/4 inspection	001-546036-53900	$900.00
						ACH Total	*$900.00*
ACH #100345							
12/31/25	Vendor	STRALEY ROBIN VERICKER	27702	Legal services	Legal counsel	001-531023-51401	$363.10
						ACH Total	*$363.10*
ACH #100346							
12/31/25	Vendor	PEST CEMETERY LLC	77812	Monthly Pest Control	R&M-Pest Control	001-546070-53900	$50.00
12/31/25	Vendor	PEST CEMETERY LLC	77712	Monthly Pest Control	R&M-Pest Control	001-546070-53900	$195.00
						ACH Total	*$245.00*
ACH #300074							
12/05/25	Vendor	PASCO COUNTY UTILITIES SVC - ACH	112425-ACH	WATER - 10/09 to 11/10/25	Utility Services	001-543063-53601	$3,112.66
						ACH Total	*$3,112.66*
ACH #300075							
12/08/25	Vendor	CHARTER COMMUNICATIONS - ACH	1302710112025	ACCT# 833713001129569 11/20-12/19/25	SVC PRD 11/20-12/19/25	001-541009-57200	$129.98
						ACH Total	*$129.98*
ACH #300076							
12/15/25	Vendor	ENGAGE PEO	202526-INIT	PAY PERIOD	Payroll-Other	001-512004-57200	$3,197.89
						ACH Total	*$3,197.89*
CHECK # 4459							
12/02/25	Vendor	WATERGRASS II C/O US BANK	120125-2018 SERIES	TRFR TAX REC SERIES 2018 FY-25-26	Due From Other Funds	131000	$8,840.35
						Check Total	*$8,840.35*
CHECK # 4460							
12/02/25	Vendor	WATERGRASS II C/O WELLS FARGO	120125-2019 SERIES	TRFR TAX RECEIPTS SER 2019 FY25-26	TRFR FY25-26 TAX REC SERIES 2019	131000	$205.36
						Check Total	*$205.36*

WATERGRASS
Community Development District II

Payment Register by Bank Account
For the Period from 12/01/25 to 12/31/25
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 4461							
12/19/25	Vendor	WATERGRASS II C/O WELLS FARGO	121625-2019 SERIES	Transfer of Tax Receipts (Series 2019) FY25-26	Transfer of Tax Receipts (Series 2018) FY2!	131000	$9,789.73
						Check Total	*$9,789.73*
CHECK # 4462							
12/30/25	Vendor	WATERGRASS II C/O US BANK	121625-2018 SERIES	Transfer of Tax Receipts (Series 2018) FY25-26	Due From Other Funds	131000	$421,429.13
						Check Total	*$421,429.13*
						Account Total	**$573,470.43**
						Total Amount Paid	**$573,470.43**

Memorandum

To: David Wenck, District Manager, Watergrass CDD II

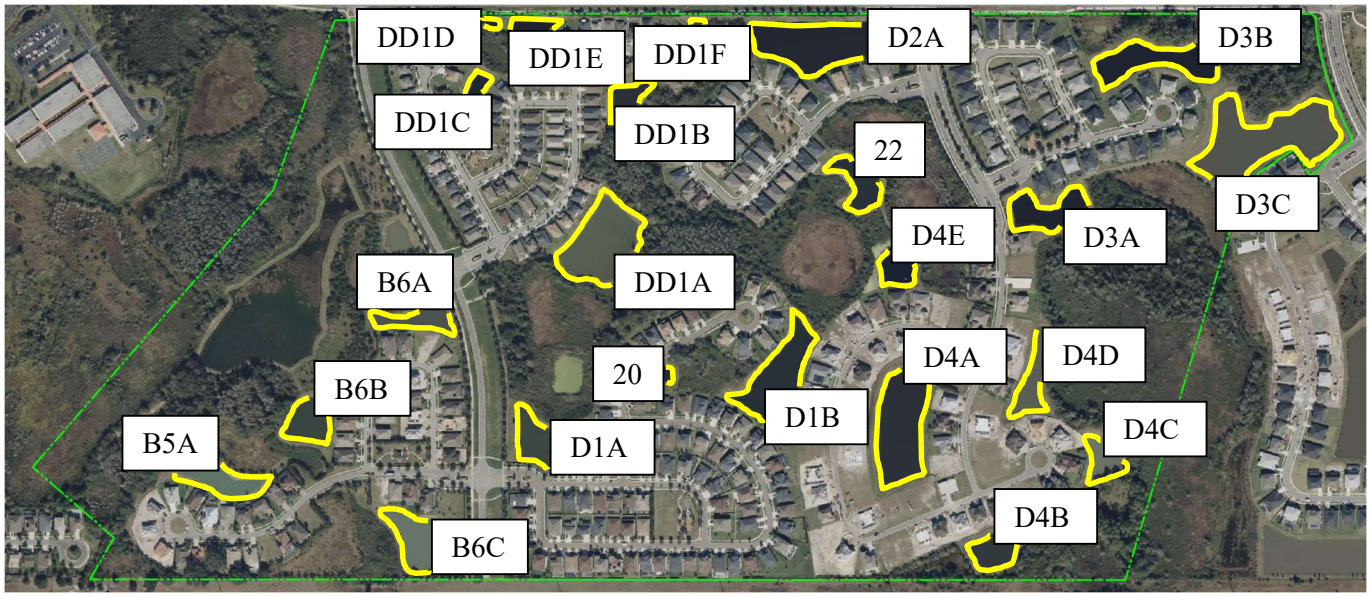
From: Will Pinson, Engineer I
Phil Chang, P.E., District Engineer

Date: October 6, 2025

Subject: Pond Assessment Report

At the request of the Watergrass II Community Development District ("District"), BGE Inc. completed a site visit to the District on September 16, 2025, to visually assess the stormwater pond outfalls and embankments at its 23 District maintained stormwater ponds and sumps. No condition assessment was undertaken with regards to the storm pipe network beyond the pond limits unless otherwise noted in this report.

The 23 District maintained ponds and sumps discussed in this report are located as shown in the map below:



*Pond numbering based on permitted construction plans

The following is a summary of the conditions visually observed during our site visit. As previously noted, our observations were limited to the stormwater ponds, their outfall structures and their embankments. No assessments were made beyond the limits of the ponds unless otherwise noted in this report. In addition to our observations, we have included suggested corrective actions to the issues noted in this report.

Pond B5A

The water level in Pond B5A appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Along the south pond bank, there is localized erosion that needs attention (see photos 1-1 and 1-2). The eroded area should be backfilled and re-sodded.

There is also erosion around the concrete mitered end section (MES) along the south bank that needs attention (see photo 1-3). The eroded area should be backfilled with soil material high in clay content.

Our visual observation of the outfall structure in pond B5A located on the west bank did not reveal any obvious deficiencies.

Pond B6A

The water level in Pond B6A appeared to be at the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Along the south bank of the pond there is erosion around the concrete MES which is also cracked along the top edge (see picture 2-1). The eroded area should be backfilled with soil material high in clay content and the MES should be repaired/replaced.

Our visual observation of the outfall structure in pond B6A located on the north bank did not reveal any obvious deficiencies.

Pond B6B

The water level in Pond B6B appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Our visual observation of the outfall structure in Pond B6B located on the southeast bank did not reveal any obvious deficiencies.

Pond B6C

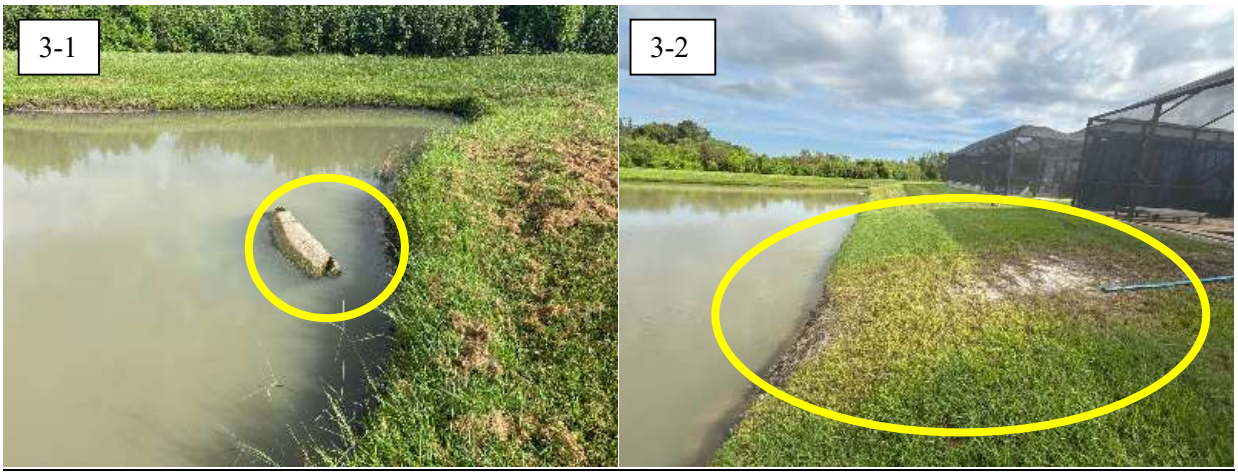
The water level in Pond B6C appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Our visual observation of the outfall structure in Pond B6C located on the southeast bank did not reveal any obvious deficiencies.

Pond D1A

The water level in Pond B6A appeared to be at the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Along the east bank of the pond there is erosion around the concrete MES (see picture 3-1). The eroded area should be backfilled with soil material high in clay content. Also along the east bank, there is a pipe discharging water into the pond which is causing erosion (see picture 3-2. This area should be back filled and re-sodded.



Our visual observation of the outfall structure in pond D1A located on the west bank did not reveal any obvious deficiencies.

Pond D1B

The water level in Pond DD1A appeared to be above the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Along the northeast bank of the pond there is erosion around the concrete MES (see picture 4-1). The eroded area should be backfilled with soil material high in clay content.

Our visual observation of the outfall structure in pond D1B located on the northeast bank did not reveal any obvious deficiencies.

Sump 20

The water level in Sump 20 appeared to be above the designed normal water level determined by the observation that the water level was above the weir on the outfall structure (see picture 5-1).

Our visual observation of the outfall structure in Pond 20 located on the east bank did not reveal any obvious deficiencies.

Pond DD1A

The water level in Pond DD1A appeared to be at or above the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Our visual observation of the outfall structure in pond DD1A located on the southwest bank did not reveal any obvious deficiencies (see picture 6-1).

Pond DD1B

The water level in Pond DD1B appeared to be at the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

In the northeast and southwest corner of the pond bank, there is loose soil present (see pictures 7-1 and 7-2) which may lead to future erosion. These areas should be properly filled, and resodded as necessary.

Our visual observation of the outfall structure in pond DD1B located on the southeast bank did not reveal any obvious deficiencies.

Sump DD1C

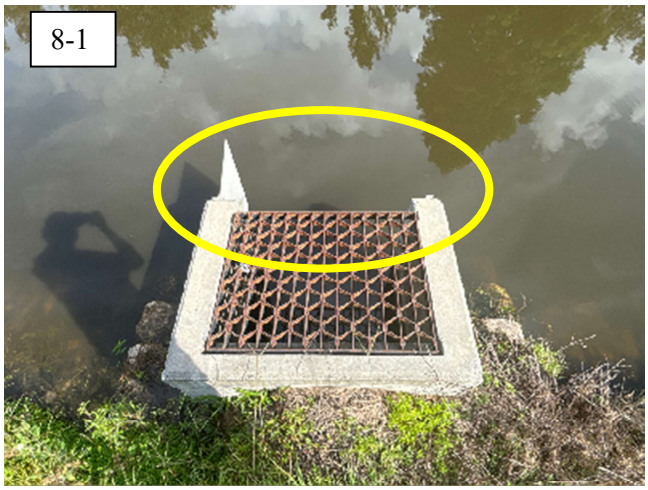
The water level in Sump DD1C appeared to be above the designed normal water level determined by the observation that the water level was above the weir on the outfall structure.

Our visual observation of the outfall structure in pond DD1C located on the northeast bank did not reveal any obvious deficiencies.

Sump DD1D

The water level in Sump DD1D appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

The outfall structure along the south bank appeared to have a damaged skimmer (see picture 8-1). It is recommended that this skimmer should be replaced.



Sump DD1E

The water level in Sump DD1E appeared to be at the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Our visual observation of the outfall structure in sump DD1E located on the northeast bank did not reveal any obvious deficiencies.

Sump DD1F

The water level in Sump DD1F appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

There is erosion upstream of the MES which is heading toward the neighboring house (see pictures 9-1 and 9-2). This area should be backfilled and resodded.

There was no other structures within the sump's bank to observe.

Sump 22

The water level in Sump 22 appeared to be at the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

The outfall structure located along the east bank had the outfall pipe exposed above the ground surface and water level (see picture 10-1). It is recommended to fill and resod this area around and above the pipe to meet adequate cover.

Pond D2A

The water level in Pond D2A appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Our visual observation of the outfall structure in pond D2A located on the west bank did not reveal any obvious deficiencies.

Pond D3A

The water level in Pond D3A appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

There is erosion around the concrete MES along the west bank that needs attention (see photo 11-1). The eroded area should be backfilled with soil material high in clay content.

Our visual observation of the outfall structure in pond D3A located on the west bank did not reveal any obvious deficiencies.

Pond D3B

The water level in Pond D3B appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Along the west bank of the pond there is erosion around the concrete MES which is also cracked around the pipe (see picture 12-1). The eroded area should be backfilled with soil material high in clay content and the MES should be repaired/replaced.

Our visual observation of the outfall structure in pond D3B located on the north bank did not reveal any obvious deficiencies.

Pond D3C

The water level in Pond D3C appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

There is erosion around the concrete MES along the southeast bank that needs attention (see photo 13-1). The eroded area should be backfilled with soil material high in clay content.

Our visual observation of the outfall structure in pond D3C located on the north bank did not reveal any obvious deficiencies.

Pond D4A

The water level in Pond D4A appeared to be at the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

This pond does not have a control structure.

Pond D4B

The water level in Pond D4B appeared to be at the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Our visual observation of the outfall structure in Pond D4B located on the northeast bank did not reveal any obvious deficiencies.

Pond D4C

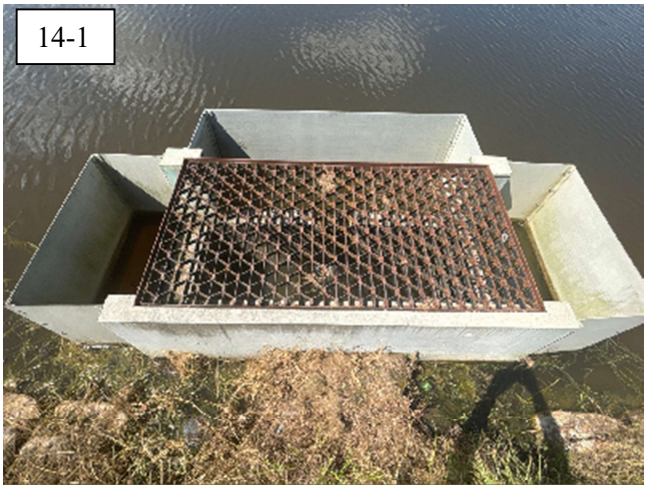
The water level in Pond D4C appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Our visual observation of the outfall structure in Pond D4C located on the southeast bank did not reveal any obvious deficiencies.

Pond D4D

The water level in Pond D4D appeared to be at the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Our visual observation of the outfall structure in Pond D4D located on the southeast bank did not reveal any obvious deficiencies (see picture 14-1).



Pond D4E

The water level in Pond D4E appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins.

Our visual observation of the outfall structure in Pond D4E located on the south bank did not reveal any obvious deficiencies.

Overall, the items needing attention in the Ponds are as follows:

1. Address the erosion in south embankment of Pond B5A (photo 1-1 and 1-2)
2. Address erosion at mitered end section in Pond B5A (photo 1-3)
3. Address erosion and crack in regard to mitered end section in Pond B6A (photo 2-1)
4. Address erosion around mitered end section in Pond D1A (photo 3-1)
5. Address erosion in east embankment of Pond D1A (photo 3-2)
6. Address erosion at mitered end section in pond D1B (photo 4-1)
7. Address loose soil at northeast and southwest corners of Pond DD1B (photo 7-1 and 7-2)
8. Address broken skimmer on outfall structure of Sump DD1D (photo 8-1)
9. Address erosion upstream of the mitered end section of Sump DD1F (photo 9-1 and 9-2)
10. Address uncovered outfall pipe in control structure for Sump 22 (photo 10-1)
11. Address erosion at mitered end section in Pond D3A (photo 11-1)
12. Address erosion and damage in regard to mitered end section in Pond D3B (photo 12-1)
13. Address erosion at mitered end section in Pond D3C (photo 13-1)
14. Monitor progression of embankment erosion on a periodic basis in Pond B5A

If requested, BGE can request quotes from contractors to make repairs to and provide them to the District for its consideration.

(Note: Inspection Reminder attached for reference)

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal Opportunity Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

David Wenck

August 04, 2025

RECEIVED
AUG 13 2025
By

Watergrass Community Development District II
c/o Inframark IMS/Andy Mendenhall
2654 Cypress Ridge Blvd., Ste. 101
Wesley Chapel, FL 33544

Subject: REMINDER of Inspection Report Coming Due
Permit No: 43006666.021
Project Name: Watergrass Parcels B5-H Phasing

A condition of your permit requires that you submit an inspection report to the District in accordance with a specific schedule. This inspection report is due on October 27, 2025. This letter was generated to remind you of this requirement in sufficient time for you to complete the inspection and submit the report to the District by the due date.

Inspection reports provide assurance to the District that the surface water management system is properly operated and maintained. The inspection report must include the District form "Statement of Inspection for Proper Operation and Maintenance" available at https://www.swfwmd.state.fl.us/sites/default/files/medias/documents/04.10R-023.pdf. The form must be certified by a Florida registered Professional Engineer.

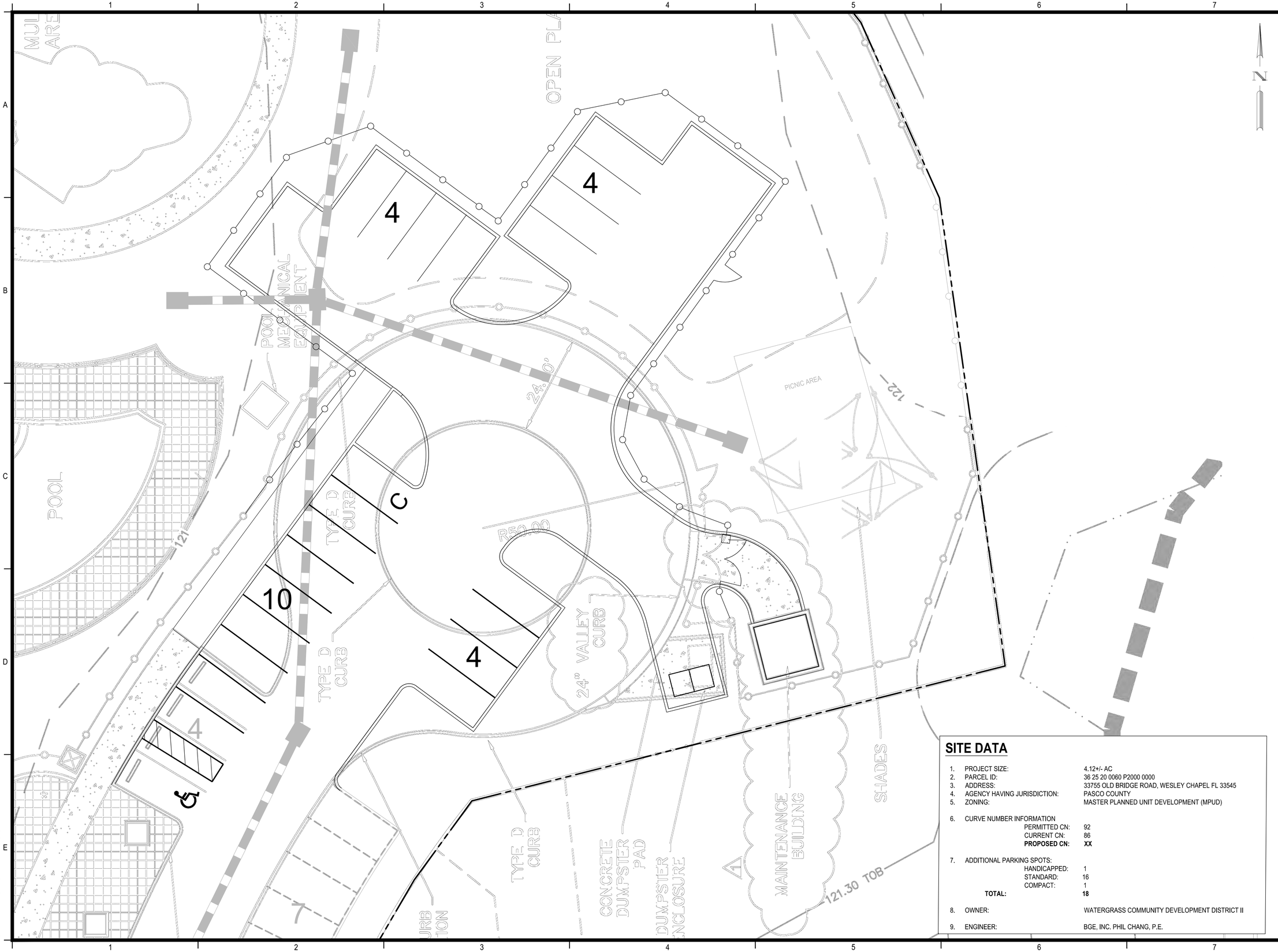
Information can be submitted online using eCompliance by visiting the District's Environmental Resource Permitting System in ePermitting located on the District's website at http://WaterMatters.org/LogInERP . If you do not have an account you can sign up by clicking the "Register Now" button.

If any maintenance procedures or remedial actions are necessary prior to submittal of the certified District form, please advise the District in writing. The inspection report must be submitted to the District by the date above.

If you have already complied with this requirement, please notify us so we can update our customer records. If you have questions, please contact the Brooksville Service Office at (352) 796-7211 or (800) 423-1476 (FL only).

Sincerely,

Regulatory Support Services
Regulatory Support Bureau
Regulation Division



SITE DATA

1.	PROJECT SIZE:	4.12+/- AC
2.	PARCEL ID:	36 25 20 0060 P2000 0000
3.	ADDRESS:	33755 OLD BRIDGE ROAD, WESLEY CHAPEL FL 33545
4.	AGENCY HAVING JURISDICTION:	PASCO COUNTY
5.	ZONING:	MASTER PLANNED UNIT DEVELOPMENT (MPUD)
6.	CURVE NUMBER INFORMATION	
	PERMITTED CN:	92
	CURRENT CN:	86
	PROPOSED CN:	**XX**
7.	ADDITIONAL PARKING SPOTS:	
	HANDICAPPED:	1
	STANDARD:	16
	COMPACT:	1
	TOTAL:	**18**
8.	OWNER:	WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II
9.	ENGINEER:	BGE, INC. PHIL CHANG, P.E.

BGE, Inc.
5426 Bay Center Drive, Suite 100
Tampa, FL 33609
Tel: 813-848-0901 • www.bgeinc.com
FL Registry No. 32116

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0 5' 10' 20'
SCALE: 1" = 10'

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

PROMENADE PARK

SECTION 36, TWP. 25S, RGE. 20E - WESLEY CHAPEL, FL

PARKING LOT MODIFICATION EXHIBIT

APR.	DATE	DESCRIPTION	REV

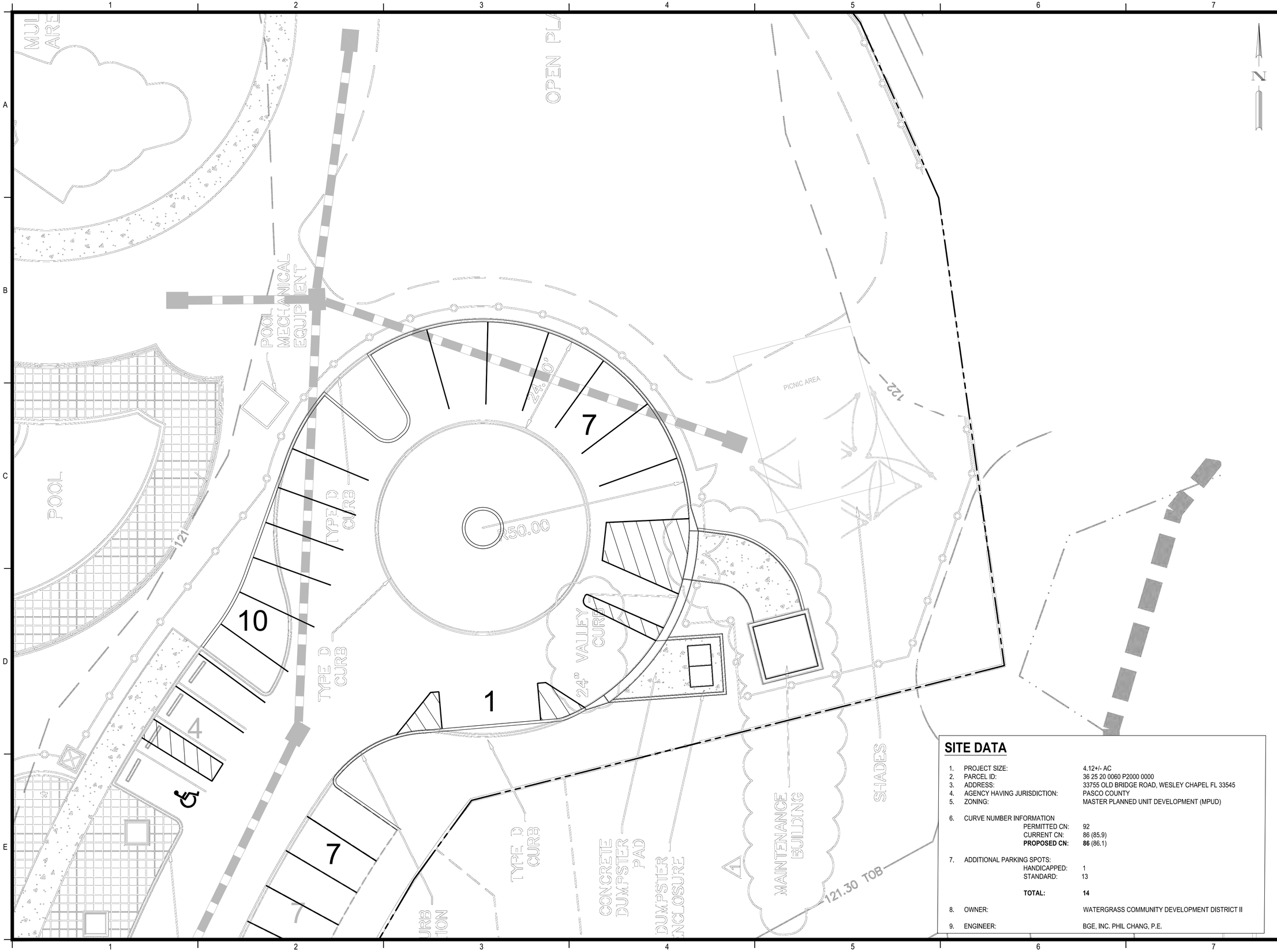
PROJECT NO.: XXXXX-XX

DESIGNED BY:	DRAWN BY:
WP	WP
REVIEWED BY:	DATE:
PC	10-23-2025

811 Know what's below. Call before you dig.

SHEET NUMBER: 1

\\gecvdata\2020\182A\00\PWD_CADD\5_EXH\Promenade Paving.dwg Layout: CONCEPT PLAN Plotted: 10/23/2025 5:45:17 PM



SITE DATA

1.	PROJECT SIZE:	4.12+/- AC
2.	PARCEL ID:	36 25 20 0060 P2000 0000
3.	ADDRESS:	33755 OLD BRIDGE ROAD, WESLEY CHAPEL FL 33545
4.	AGENCY HAVING JURISDICTION:	PASCO COUNTY
5.	ZONING:	MASTER PLANNED UNIT DEVELOPMENT (MPUD)
6.	CURVE NUMBER INFORMATION	
	PERMITTED CN:	92
	CURRENT CN:	86 (85.9)
	PROPOSED CN:	**86** (86.1)
7.	ADDITIONAL PARKING SPOTS:	
	HANDICAPPED:	1
	STANDARD:	13
	TOTAL:	**14**
8.	OWNER:	WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II
9.	ENGINEER:	BGE, INC. PHIL CHANG, P.E.

BGE, Inc.
5426 Bay Center Drive, Suite 100
Tampa, FL 33609
Tel: 813-848-0901 • www.bgeinc.com
FL Registry No. 32116

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0 5' 10' 20'
SCALE: 1" = 10'

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

PROMENADE PARK

SECTION 36, TWP. 25S, RGE. 20E - WESLEY CHAPEL, FL

PARKING LOT MODIFICATION EXHIBIT v2

APR.	DATE	DESCRIPTION	REV

PROJECT NO.: XXXXX-XX

DESIGNED BY:	DRAWN BY:
WP	WP
REVIEWED BY:	DATE:
PC	11-21-2025

Know what's below. Call before you dig.

SHEET NUMBER: 1

\\gecvdata\2000\482\4\DWG\01_CADD\05_EXHIBITS\25-135 - Promenade Parking v2.dwg Layout: CONCEPT PLAN Plotted: 11/21/2025 9:07:21 AM

SOLITUDE
LAKE MANAGEMENT

Watergrass 2 CDD
Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-01-06

Prepared for:
Operations manager

Prepared by:

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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PONDS12-14 ____ 5

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SITE MAP ____ 8

Watergrass 2 CDD Waterway Inspection Report

2026-01-06

6

Comments:

Normal growth observed

Site looks great and was treated on 1/6 for the algae seen in the site. Results from treatment may take up to 7 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae

7

Comments:

Site looks good

Site has a high water level and the water clarity is great. Overall in good shape.

Action Required:

Routine maintenance next visit

Target:

8

Comments:

Site looks good

Site looks good with no nuisance growth noted. Water is a bit turbid but overall in good condition.

Action Required:

Routine maintenance next visit

Target:

9

Comments:

Treatment in progress

Treatment in progress for surface algae. Treated on 1/6 full effects may take up to 7 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae

10

Comments:

Site looks good

Site looks great with no nuisance growth noted within the site. Water is a bit turbid and the site was dyed blue to help with the overall aesthetic of the site.

Action Required:

Routine maintenance next visit

Target:

11

Comments:

Site looks good

Site looks great with no nuisance growth noted.

Action Required:

Routine maintenance next visit

Target:

Watergrass 2 CDD Waterway Inspection Report

2026-01-06

Site: 12

Comments:

Site looks good

Site looks great with no nuisance growth noted. Shelf has a healthy monoculture of GSR noted.

Action Required:

Routine maintenance next visit

Target:

Site: 13

Comments:

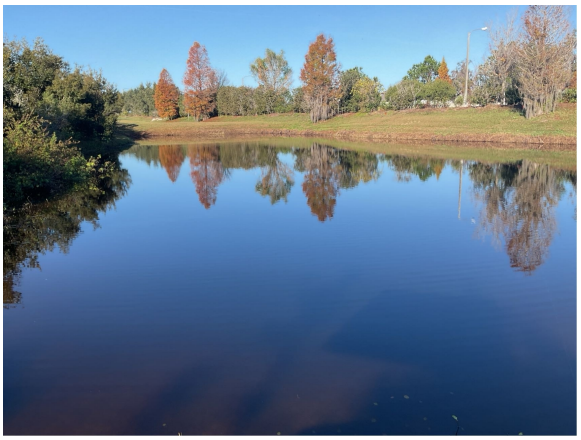
Site looks good

Site looks great with no nuisance growth noted. Overall in great shape.

Action Required:

Routine maintenance next visit

Target:



Site: 14

Comments:

Site looks good

Site looks good but does have some bad erosion along the homeowner side of the site leading up towards the homeowners fence.

Action Required:

Routine maintenance next visit

Target:

Watergrass 2 CDD Waterway Inspection Report

2026-01-06

Site: 15

Comments:

Site looks good

Site looks great with no nuisance growth noted within the site. Water clarity is great and

Action Required:

Routine maintenance next visit

Target:

Management Summary

Sites the beginning of this year are looking great with just a minor amount of algae growth seen in few ponds. Water levels are low and stagnant even with some of the light rainstorms we have received in the past 30 days. Overall there is not much to comment about within the report regarding the health of the sites. Some blue dye was utilized in a few sites to theoretically help cut down the UV light penetration within the sites and help with the minor algae growth noted as well as help with the overall aesthetic of some of the sites that may be a bit turbid.

Site 14 stands out with some erosion concern along the pond. The erosion is all the way up to the homeowners fence and does look like its continuing. If you would like a quote for repair from our erosion team my information is below, you can reach out anytime and I will be more than happy to assist.

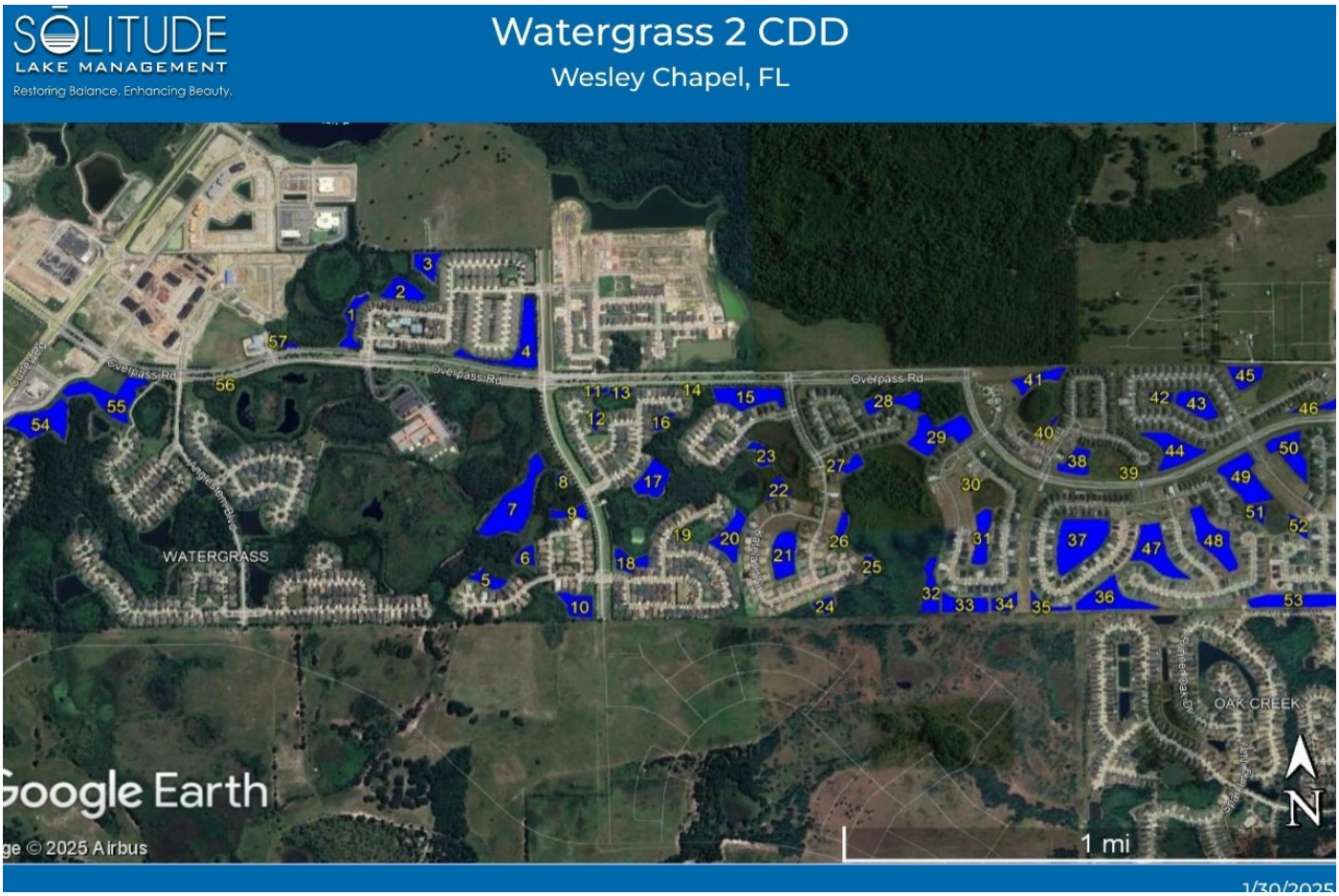
If you have any questions or concerns, please don't hesitate to reach out.

Email: corey.white@solitudelake.com

Cell: (813) 463-6422

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
53	Normal growth observed	Surface algae	Routine maintenance next visit
54	Site looks good		Routine maintenance next visit
55	Site looks good		Routine maintenance next visit
56	Treatment in progress	Surface algae	Routine maintenance next visit
57	Site looks good		Routine maintenance next visit
1	Site looks good		Routine maintenance next visit
2	Site looks good		Routine maintenance next visit
3	Site looks good		Routine maintenance next visit
4	Site looks good		Routine maintenance next visit
5	Site looks good		Routine maintenance next visit


SOLITUDE
LAKE MANAGEMENT
Restoring Balance. Enhancing Beauty.
Watergrass 2 CDD
Wesley Chapel, FL
Overpass Rd
WATERGRASS
OAK CREEK
Google Earth
ge © 2025 Airbus
1 mi
N
1/30/2025

WATERGRASS II CDD

LANDSCAPE INSPECTION
January 8, 2026

SCORE: 92.5%

NEXT INSPECTION
FEBRUARY 5, 2026 AT 10:00 AM

ATTENDING:
BRIAN ALEXANDER – YELLOWSTONE LANDSCAPE
JIM MACWILLIAM – YELLOWSTONE LANDSCAPE
ALLAN ALCAIDE – YELLOWSTONE LANDSCAPE
PAUL WOODS – OLM, INC.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 12/04/2025

11. Exit side of Old Bridge Road at Handcart Road: Improve or replace under warranty recently planted Podocarpus.

21. Ashcroft: Reduce wood line overgrowth extending towards the Pine trees at the north perimeter of Floating Heart Court, maintaining a service strip on an east/west line on the backside of unit 33861.

CATEGORY II: MAINTENANCE ITEMS

1. Remove Spanish Moss from common area trees.

2. Per scope, remove dead plant material when found. Report weekly on location, identify cause.

CLUBHOUSE

3. Confirm irrigation coverage and run times to Bermuda turf. Reduce irrigation to Ryegrass back to seasonal requirements.

4. Restore a rounded outside edge on Ilex 'Schillings' around the pool perimeter. This will result in a temporary nude appearance of the shrub while it releafs.

5. Near the pool gazebo seating areas: Prune the lowest scaffold of branches on the Pine tree so they do not overgrow the blue awnings.

6. Remove fallen pine needles around the perimeter of the tennis courts as a cleanliness issue.

7. West side of the tennis court: Confirm turf irrigation is not overarching onto the court surface. Review drainage at the southwest corner of the tennis court. Determine if standing water needs to be removed via a sock drain.

COMMON AREAS

8. Windchase entrance at Watergrass Pkwy: Rejuvenate prune Dwarf Firebush by 50%.

9. Windchase: Repair 2 failed Podocarpus adjacent to the basketball courts at the park.

10. Northwest corner of the Watergrass Pkwy dead end: Prune declining Viburnum around the retention pond back to green stem.

11. Confirm irrigation coverage at Overpass Road and Watergrass Pkwy. Control broadleaf weeds in turf, particularly at crosswalk areas.

12. Rake down fire ant mounds after insects have been eradicated.

13. Improve fertility and weed control in turf along Watergrass Pkwy between Overpass Road and The Gardens entrance.

14. The Gardens: Remove windfall and debris during weekly visits.

15. The Gardens: Remove bed weeds around the Pine/Bottlebrush plantings. Prune dead wood from Pine trees.

16. The Gardens: Prune back wood line overgrowth near the storm water culvert and sump, maintaining clear separation between mowable turf and non-landscaped areas.

17. The Gardens: Remove viney growth along the Bottlebrush trees at Estate Garden Drive.

18. Cypress Bend: Prune suckering growth from roadside trees in the Azalea Ridge Drive/Cypress Bend Drive park.

19. Cypress Bend: Confirm cul-de-sac irrigation controllers are set to seasonally appropriate run rates, including date/time of operation.

20. Whisper Pointe: Remove dead Viburnum adjacent to the lift station and inbound right-of-way. Prune back wood line overgrowth Wax Myrtles, maintaining a buffer between non-landscape and formal landscapes.

21. Whisper Pointe: Improve infilling growth of Bermudagrass in the Whisper Pointe Drive cul-de-sac.

22. Whisper Pointe northbound right-of-way at Watergrass Pkwy: Confirm irrigation valves are not leaking.

23. Graybrook Drive/Overpass Road intersection: Remove the rabbit carcass.

24. Chasewood: Prune Arboricola Trinette at the east side of the park to a uniform height at approximately 2 ½ feet.

25. Chasewood: Redistribute fall zone mulch in the playground, maintaining a level appearance.

26. Graybrook: Remove windfall and debris around the lift station.

27. Graybrook gate: Eliminate weedy growth in the old turf area.

28. Graybrook: Remove stubs from Bottlebrush trees around the basketball court.

29. Graybrook: Control fire ant mounds in the Kateland Drive cul-de-sac, raking down mounds once insects have been eradicated.

30. Graybrook park: Confirm irrigation rates, confirming irrigation is seasonally appropriate and not set to run to establish Ryegrass seed.

31. Willow Point: Control weeds in the entrance island, maintaining an open bed area.

32. Willow Point: Rejuvenate prune Gold Mound Duranta at the playground by 50%.

33. Old Bridge Road: Tip prune newly installed Confederate Jasmine.

34. Old Bridge Road median island: Control weeds in turf under Sabal Palms.

35. Bradbury: Reduce overall height of Copperleaf, maintaining the shrubs below the lettering frame on the monument sign.

36. Bradbury: Improve fertility to Downy Jasmine hedgerow on the exit side of the entrance.

37. Radley Way frontage berm at Old Bridge Road: Maintain uniform soft line edging on the interior of the Viburnum hedgerow.

38. Radley Way: Rake level beds at the monument sign to neaten the appearance.

39. Talamore entrance median island: Remove volunteer Dwarf Firebush on the Coontie Palm planting area.

40. Talamore: Remove any concrete rubble at the Bluestem Court park. Redistribute remaining mulch in beds to cover bare soil.

41. Handcart Road entrance: Repair failed Podocarpus under warranty.

42. Stonebrook park: Rake down fire ant mounds after insects have been eradicated around the perimeter of the playground.

43. Ashcroft: Repair turf loss along right-of-way adjacent to the tow-away zone signage.

44. Ashcroft: Prune the northern perimeter wood line at the pond in the 7400 block of Ashcroft Drive, maintaining an uninterrupted row.

45. Ashcroft: Rake down fire ant mounds in the Floating Heart Court cul-de-sac.

46. Ashcroft: Prune back wood line overgrowth extending into the row of Wax Myrtles along the north boundary at Floating Heart Court.

47. Ashcroft: Monitor staking between Floating Heart Court and Promenade Park, removing once trees are firmly rooted.

48. Promenade Park: Proceed with tip pruning Crape Myrtles around the pool and splash pad.

49. Promenade Business Centre: Prune and elevate downward growth in Oak trees along the westbound right-of-way of Overpass Road at the turnlane at Promenade Centre Blvd. Do not leave stub cuts.

50. Promenade Business Centre: Monitor declining bud in Sylvester Palm along the east side inbound right-of-way.

51. Promenade Business Centre entrance median island: Control weeds in the unused bed.

52. Main entrance: Redistribute mulch to cover bare soil. Prune Lantana.

53. Main entrance: Determine cause of leak along the inbound right-of-way. This appears to be from a municipal water valve. Please confirm.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a proposal for labor hours and equipment to grade and compact the hog damage.

2. Front of the clubhouse adjacent to handicap parking spaces: Provide a price to supplement Cordgrass.

3. The Gardens: Provide a price to supplement the area of the Rose garden. Include soil amendments to promote vigorous growth in Tea or Knockout Roses.

4. Talamore: Provide a price to resod turf areas along Bluestem Court that did not recover after herbicide services.

5. Provide a price to remove declining Holly trees in the center island between the Circle K entrance and the Promenade Business Centre entrance.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Promenade Park: Confirm the plan to remove remaining tree stumps around the perimeter and inside the pool area. I recommend filling with soil and grassing over old tree stumps.

cc: Heather Jackson hjackson@inframark.com
clubhouse@watergrass2cdd.com
Sarah Schmidt Sarah.Schmidt@inframark.com
Melinda.Gallo@inframark.com
James MacWilliams jmacwilliam@yellowstonelandscape.com
Allan Alcaide aalcaide@yellowstonelandscape.com
balexander@yellowstonelandscape.com

WATERGRASS 2 CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		Confirm biweekly and monthly locations to Sarah
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-2	Grassy
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-1	Viburnum suspensum
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Tree elevation, woodline
CLEANLINESS	10	-2	Leaf drop in mulch and berm bed
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15	-2.5	Saturated Cul d sacs, reduce to seasonal need, inspect weekly, confirm clocks wet check monthly
CARRYOVERS	5	-1	11,21

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	**145**		

Date: 1-8-26 Score: 92.5% *Performance Payment*™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

Watergrass
Wesley Chapel, Fl

Existing

Landscape Design Suggestions

Fill in Firebush
Purple Beauty Tradescantia
(Cocoa Brown Mulch untill Purple Beauty Tradescantia fill in)

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom

Potential

YELLOWSTONE LANDSCAPE

Watergrass
Wesley Chapel, Fl

Existing

Landscape Design Suggestions

Hawaiian Ti-Plant
Trinette Arbicola
Purple Beauty Tradescantia
Cocoa Brown Mulch

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom

Potential

YELLOWSTONE LANDSCAPE

Watergrass

Wesley Chapel, Fl

Existing

Landscape Design Suggestions

Copperleaf
Trinette Arbicola
Purple Beauty Tradescantia
Orange Bird of Paradise
Cocoa Brown Mulch

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom

Potential

YELLOWSTONE LANDSCAPE

Watergrass
Wesley Chapel, Fl

Existing

Landscape Design Suggestions

Japanese Blueberry
Purple Queen Tradescantia
Copperleaf
Gold Mound Duranta
Cocoa Brown Mulch

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom

Potential

YELLOWSTONE LANDSCAPE

Watergrass
Wesley Chapel, Fl

Existing

Landscape Design Suggestions

Copperleaf
Gold Mound Duranta
Black Diamond Crape
African Iris
Red Sister Hawaiian Ti- Plant
Blue Daze
Cocoa Brown Mulch

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom

Potential

YELLOWSTONE LANDSCAPE

Watergrass

Wesley Chapel, Fl

Existing

Landscape Design Suggestions

Copperleaf
Trinette Arbicola
Orange Bird of Paradise
Purple Queen Tradescantia Trades-cantia
Cocoa Brown Mulch

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom

Potential

YELLOWSTONE LANDSCAPE

YELLOWSTONE LANDSCAPE

SERVICE COMMUNICATION REPORT

Property Name: Watergrass II CDD Date: 12-19-25

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL			
Mowing	( )	Pruning	( )	Turf	(✓)	Turf		Trees	
Edging	( )	Hedging	( )	Trees	( )	insects	( )	insects	( )
curbs	( )	Weeding	( )	Shrubs	( )	weeds	(✓)	disease	( )
beds	( )	Trees	( )	Annuals	( )	disease	( )		
			pruning ( )			Shrubs		Fire ants	( )
Weedeating	( )	Palms	( )			insects	( )	Weed beds	
			pruning ( )			disease	( )	spray	( )

IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED
Inspect	( )	Annuals	( )	Trash	( )	
Adjust	( )	Palms	( )			
Repair	( )	Mulch	( )	Leaves &		
		Contractual	( )	debris	( )	
		Billable	( )			

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Liquid fertilizer was applied to St Aug, Bermuda and Rye seed in the Parks throughout the property - Also treated St Aug, Bermuda and Rye seed for weeds.

Services provided by: _____ Received by: _____

YELLOWSTONE LANDSCAPE

SERVICE COMMUNICATION REPORT

Property Name: Watergrass II CDD Date: 12-18-25

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL			
Mowing	( )	Pruning	( )	Turf	(✓)	Turf		Trees	
Edging	( )	Hedging	( )	Trees	( )	insects	( )	insects	( )
curbs	( )	Weeding	( )	Shrubs	( )	weeds	(✓)	disease	( )
beds	( )	Trees	( )	Annuals	( )	disease	( )		
			pruning ( )			Shrubs		Fire ants	( )
Weedeating	( )	Palms	( )			insects	( )	Weed beds	
			pruning ( )			disease	( )	spray	( )

IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED
Inspect	( )	Annuals	( )	Trash	( )	
Adjust	( )	Palms	( )			
Repair	( )	Mulch	( )	Leaves &		
		Contractual	( )	debris	( )	
		Billable	( )			

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Liquid fertilizer was applied to St Aug, Bermuda Sod and Rye seed in the Parks - Also treated St Aug, Bermuda and Rye seed in the parks for weeds.

Services provided by: _____

Received by: _____

YELLOWSTONE LANDSCAPE

SERVICE COMMUNICATION REPORT

Property Name: Water Grass Date: 12/17/25

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL			
Mowing	( )	Pruning	( )	Turf	(✓)	Turf		Trees	
Edging	( )	Hedging	( )	Trees	( )	insects	( )	insects	( )
curbs	( )	Weeding	( )	Shrubs	( )	weeds	(✓)	disease	( )
beds	( )	Trees	( )	Annuals	( )	disease	( )		
			pruning ( )			Shrubs		Fire ants	( )
Weedeating	( )	Palms	( )			insects	( )	Weed beds	
			pruning ( )			disease	( )	spray	( )

IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED
Inspect	( )	Annuals	( )	Trash	( )	
Adjust	( )	Palms	( )			
Repair	( )	Mulch	( )	Leaves &		
		Contractual	( )	debris	( )	
		Billable	( )			

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Sprayed liquid fertilizer and for weeds in the turf.

Services provided by: J. Vanzile

Received by: _____

12/17/25 Treated Turf with Liquid Fert & for Weeds

12/18/25 Treated Turf with Liquid Fert & for Weeds

12/19/25 Treated Turf for Weeds & with Liquid Fert

YELLOWSTONE LANDSCAPE

SERVICE COMMUNICATION REPORT

Property Name: Watergrass II CDD Date: 12.30.25

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL			
Mowing	( )	Pruning	( )	Turf	(✓)	Turf		Trees	
Edging	( )	Hedging	( )	Trees	( )	insects	( )	insects	( )
curbs	( )	Weeding	( )	Shrubs	( )	weeds	( )	disease	( )
beds	( )	Trees	( )	Annuals	( )	disease	(✓)		
			pruning ( )			Shrubs		Fire ants	( )
Weedeating	( )	Palms	( )			insects	( )	Weed beds	
			pruning ( )			disease	( )	spray	( )

IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED
Inspect	( )	Annuals	( )	Trash	( )	
Adjust	( )	Palms	( )			
Repair	( )	Mulch	( )	Leaves &		
		Contractual	( )	debris	( )	
		Billable	( )			

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Liquid fertilizer was applied to St Aug Sod - Also treated st Aug for disease.

Services provided by: _____

Received by: _____

YELLOWSTONE LANDSCAPE

SERVICE COMMUNICATION REPORT

Property Name: Watergrass II CDD Date: 12-31-25

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL			
Mowing	( )	Pruning	( )	Turf	(✓)	Turf		Trees	
Edging	( )	Hedging	( )	Trees	( )	insects	( )	insects	( )
curbs	( )	Weeding	( )	Shrubs	( )	weeds	(✓)	disease	( )
beds	( )	Trees	( )	Annuals	( )	disease	(✓)		
		pruning	( )			Shrubs		Fire ants	( )
Weedeating	( )	Palms	( )			insects	( )	Weed beds	
		pruning	( )			disease	( )	spray	( )

IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED
Inspect	( )	Annuals	( )	Trash	( )	
Adjust	( )	Palms	( )			
Repair	( )	Mulch	( )	Leaves &		
		Contractual	( )	debris	( )	
		Billable	( )			

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Liquid fertilizer was applied to Bermuda, Bahia and St Aug sod - Also treated Bermuda, Bahia and St Aug sod for weeds and disease

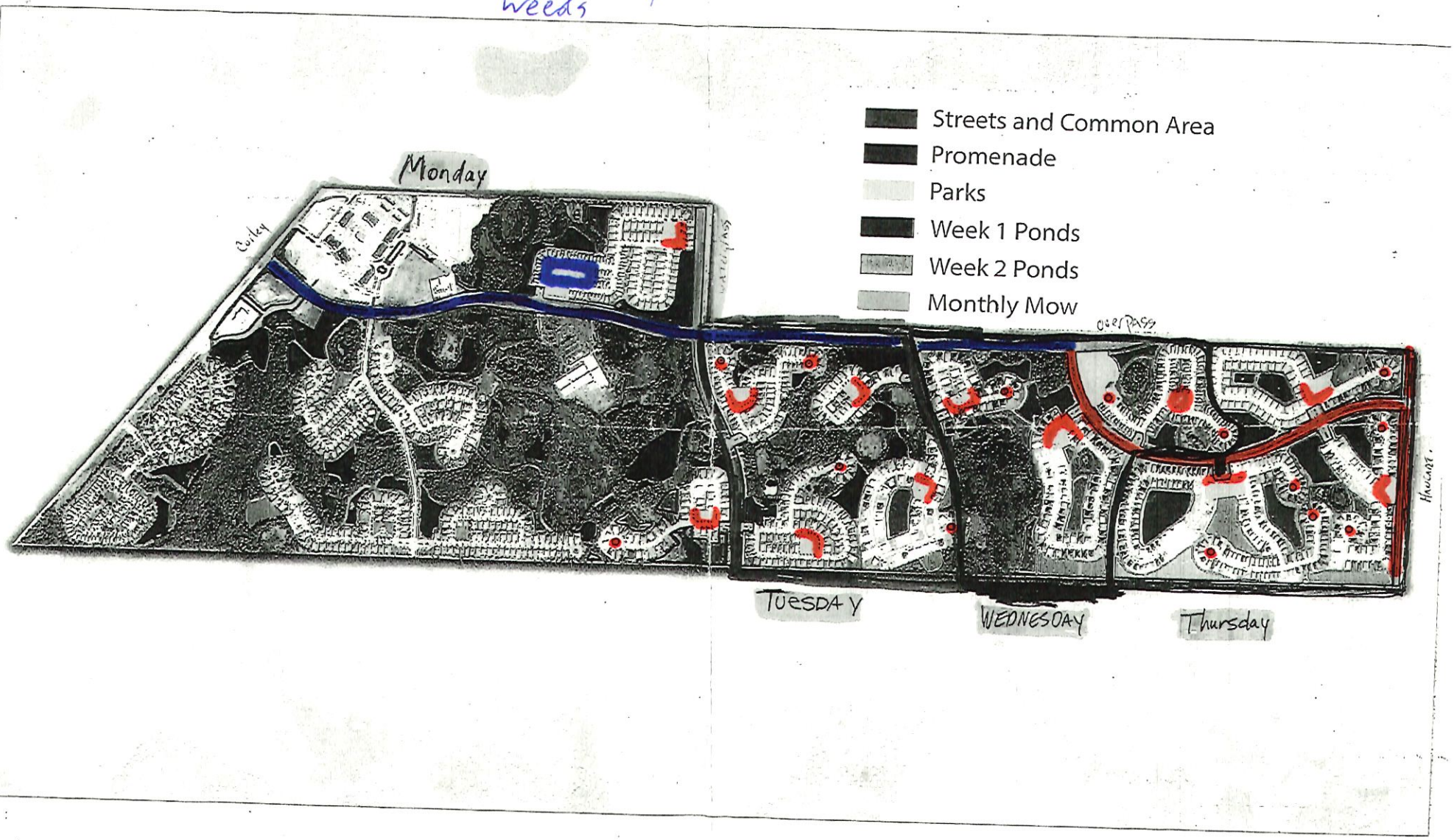
Services provided by: _____

Received by: _____

12-30-25

— Liquid fertilizer disease ST-Aug sod

— 12-31-25 Liquid fertilizer disease ST Aug Bermuda + Bahia Sod + weeds



Proposal #: 641294
Date: 12/15/2025
From: Brian Alexander

Landscape Enhancement Proposal for
Watergrass II CDD

David Wenck
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
david.wenck@inframark.com

LOCATION OF PROPERTY

33677
Wesley Chapel, FL 33545

Watergrass 2 CDD Mini Pine Bark Mulch

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Mini Pine Bark Mulch (Boulevards)	1,463	$61.65	$90,187.37
Mini Pine Bark Mulch (Entrances & Parks)	745	$61.65	$45,925.90
Certified Playground Mulch (Playgrounds)	1,092	$68.50	$74,796.54

Mulching of all Watergrass 2 CDD plant beds with mini pine bark and playgrounds with certified playground mulch

- Boulevards
- Entrances
- Parks
- Playgrounds

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Watergrass II CDD

Subtotal	**$210,909.81**
Sales Tax	**$0.00**
Proposal Total	**$210,909.81**

THIS IS NOT AN INVOICE

10:38 AM Thu Oct 17
DYNAMIC BLVD
INFINITE DR
ANGLESTEM BLVD
SUMMERGLADE DR
WATERGRASS
WHISPER POINTE DR
KATELAND DR
PEACE LILY AVE
ATKINS RD
WYNTHORNE PL
HERON WALK CIR
ASTORIA CIR
HANDCART RD
RUNNER OAK DR
PINE SPRINGS DR
DEPUE DR
WELLS RD
3D
WATERGRASS CDD
Overpass Road, Wesley Chapel
RED: entrances, parks and cul-de-sacs
YELLOW: playgrounds

Proposal #: 643079
Date: 12/22/2025
From: Brian Alexander

Landscape Enhancement Proposal for
Watergrass II CDD

David Wenck
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
david.wenck@inframark.com

LOCATION OF PROPERTY

33677
Wesley Chapel, FL 33545

Watergrass CDD 2 Entrance Turf Removals

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Windchase Turf Removal	315	$0.82	$258.91
Whisper Pointe Turf Removal	1,053	$0.82	$865.50
Cypress Bend Turf Removal	550	$0.82	$452.07
Cypress Bend Turf Removal	550	$0.82	$452.07

Turf removal at the following entrances:

- Windchase
- Whisper Pointe
- Cypress Bend
- The Gardens

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Watergrass II CDD

Subtotal	**$2,000.00**
Sales Tax	**$0.00**
Proposal Total	**$2,000.00**

THIS IS NOT AN INVOICE

Proposal #: 643080
Date: 12/22/2025
From: Brian Alexander

Landscape Enhancement Proposal for
Watergrass II CDD

David Wenck
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
david.wenck@inframark.com

LOCATION OF PROPERTY

33677
Wesley Chapel, FL 33545

Watergrass CDD 2 Entrance Turf Removals (2)

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Chasewood Turf Removal	450	$0.82	$369.87
Graybrook Turf Removal	964	$0.82	$792.35
Willow Pointe Turf Removal	700	$0.82	$575.36

Turf removal at the following entrances:

- Chasewood
- Graybrook
- Willow Pointe

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Watergrass II CDD

Subtotal	**$1,737.58**
Sales Tax	**$0.00**
Proposal Total	**$1,737.58**

THIS IS NOT AN INVOICE

Proposal #: 643081
Date: 12/22/2025
From: Brian Alexander

Landscape Enhancement Proposal for
Watergrass II CDD

David Wenck
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
david.wenck@inframark.com

LOCATION OF PROPERTY

33677
Wesley Chapel, FL 33545

Watergrass CDD 2 Entrance Turf Removals (3)

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Talamore Turf Removal	390	$0.82	$320.56
Stonebrook Turf Removal	975	$0.82	$801.39
Ashcroft Turf Removal	543	$0.82	$446.31
Bradbury Turf Removal	300	$0.82	$246.58

Turf removal at the following entrances:

- Talamore
- Stonebrook
- Ashcroft
- Bradbury

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Watergrass II CDD

Subtotal	**$1,814.84**
Sales Tax	**$0.00**
Proposal Total	**$1,814.84**

THIS IS NOT AN INVOICE

Proposal #: 643083
Date: 12/22/2025
From: Brian Alexander

Landscape Enhancement Proposal for
Watergrass II CDD

David Wenck
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
david.wenck@inframark.com

LOCATION OF PROPERTY

33677
Wesley Chapel, FL 33545

Watergrass CDD 2 Entrance Turf Removals (4)

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Astoria Radley Turf Removal	1,828	$0.82	$1,502.51

Turf removal at the following entrance:

- Astoria Radley

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Watergrass II CDD

Subtotal	**$1,502.51**
Sales Tax	**$0.00**
Proposal Total	**$1,502.51**

THIS IS NOT AN INVOICE

Yellowstone Landscape | TAMPA

30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Watergrass II CDD
33677 Wesley Chapel
Wesley Chapel, FL 33545

Inspection

Started: 12/17/2025
Last Updated: 12/31/2025
Inspector: Victor Hugo Aparicio

Estimate Summary

Labor: 35 hours, 15 minutes - $2,467.50
Materials: $1,795.00

Total: $4,262.50
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	5	$0.00
Repair Controller	1	$120.00
Replace Sprinkler Head	1	$37.50
Replace Valve	3	$870.00
Troubleshoot Controller	1	$365.00
Troubleshoot Valve	24	$2,870.00
	Total (plus applicable taxes):	$4,262.50

Signature

Date

Service Detail

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 23 bubblers

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 Replaced damaged solenoid fixed on site	$70.00	$0.00	$70.00

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 26 drip

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 Need toreplace damaged decoderfixed on site	$70.00	$285.00	$355.00
Valve 2	Troubleshoot	Hours: 1 Replaced damaged decoder fixed on site	$70.00	$0.00	$70.00

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 30 sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	~~Replace~~	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 Replaced 2 broken sprays along old bridge fixed on site	$17.50	$20.00	$37.50
Valve 1	Troubleshoot	Hours: 1 this zone need it troubleshooting bad connection due bad wire connections had to replace wire nuts and DVR connectors fixed on site	$70.00	$0.00	$70.00

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 31 sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 2	~~Replace~~	Valve Size: 1 1/2" Hours: 2 Need to replaced broken valve box	$140.00	$150.00	$290.00

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 32

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 Had to replaced bad decoder from this spray zone not operating fixed on site	$70.00	$285.00	$355.00
Valve 2	~~Replace~~	Valve Size: 1 1/2" Hours: 2 Need to replace valve box is broken	$140.00	$150.00	$290.00

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 33 drip

Asset	Service	Notes	Labor	Materials	Total
Valve 2	~~Replace~~	Valve Size: 1 1/2" Hours: 2 Need to replace valve box is broken	$140.00	$150.00	$290.00

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 34 Sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 Had to replace decoder fixed on site	$70.00	$285.00	$355.00

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 42

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 Need to troubleshoot possible bad decoder and solenoid	$70.00	$0.00	$70.00

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 43

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 Need to troubleshoot possible bad decoder or solenoid	$70.00	$0.00	$70.00

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 44

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 Need to troubleshoot possible bad decoder and solenoid	$70.00	$0.00	$70.00

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 45

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 Need to troubleshoot possible bad decoder and solenoid	$70.00	$0.00	$70.00

Controller 6 Old Bridge Rd & Arbor Crk Ln > Zone 66 sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 2	Troubleshoot	Hours: 1 Need to troubleshoot this zone is showing an alarm on the controller	$70.00	$0.00	$70.00

Controller 15 Bradburry park > Zone 1 rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 need trubleshoot possibly stuck open valves in this park)several)	$70.00	$0.00	$70.00

Controller 15 Bradburry park > Zone 2 sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 need trubleshoot possibly stuck open valves in this park)several)	$70.00	$0.00	$70.00

Controller 15 Bradburry park > Zone 3 rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 need trubleshoot possibly stuck open valves in this park)several)	$70.00	$0.00	$70.00

Controller 15 Bradburry park > Zone 5 rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 need trubleshoot possibly stuck open valves in this park)several)	$70.00	$0.00	$70.00

Controller 15 Bradburry park > Zone 8 sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 need trubleshoot possibly stuck open valves in this park)several	$70.00	$0.00	$70.00

Controller 15 Bradburry park > Zone 9 rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 need trubleshoot possibly stuck open valves in this park)several	$70.00	$0.00	$70.00

Controller 33 on Greybrook

Asset	Service	Notes	Labor	Materials	Total
Controller 33 on Greybrook	Troubleshoot	Hours: 4 this controller doesn't have zones operating it was already fixed and running but is down due recently utility company dugout close to sidewalk where the wire and zone lines run areas between Watergrass parkway and Graybrook fixed on site	$280.00	$85.00	$365.00

Controller 33 on Greybrook > Zone 11 rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 3	Troubleshoot	Hours: 1 this zone was having issues were had to replace the solenoid fixed on site in middle island between Watergrass parkway and Graybrook	$70.00	$0.00	$70.00

Controller 33 on Greybrook > Zone 24 rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 Had to replace damaged solenoid and decoder fixed on site valve on right hand side of overpass before Graybrook entrance	$70.00	$335.00	$405.00

Controller 34 on Watergrass pkwy > Zone 1 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 1 rotors	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

Controller 34 on Watergrass pkwy > Zone 2 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 2 rotors	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

Controller 34 on Watergrass pkwy > Zone 3 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 3 rotors	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

Controller 34 on Watergrass pkwy > Zone 4 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 4 rotors	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

Controller 34 on Watergrass pkwy > Zone 5

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 needs to be track and located not coming up from the controller	$70.00	$0.00	$70.00

Controller 34 on Watergrass pkwy > Zone 6 sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 needs to be track and located valve not coming up from the controller	$70.00	$0.00	$70.00

Controller 34 on Watergrass pkwy > Zone 8 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 8 sprays	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

Controller 34 on Watergrass pkwy > Zone 9 sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 needs to be track and located valve is not coming up from the controller	$70.00	$0.00	$70.00

Controller 34 on Watergrass pkwy > Zone 10 sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 needs to be track and located valve not coming up from the controller	$70.00	$0.00	$70.00

Controller 34 on Watergrass pkwy > Zone 11 sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 1 need to track and located valve not coming up from the controller	$70.00	$0.00	$70.00

Controller 49

Asset	Service	Notes	Labor	Materials	Total
Controller 49	Repair	Hours: 1 replace 40ft of 2 wire fixed on site	$70.00	$50.00	$120.00

Powered by tapigo

7011 Wilson Rd.
West Palm Beach Fl. 33413
561-964-2001 | Fax: 561-964-5009
www.sportsurfaces.com

PROPOSAL/AGREEMENT

October 20, 2025

Watergrass 2 CDD
33685 Old Bridge Rd
Wesley Chapel FL 33545

Agreement made between Sports Surfaces LLC. hereinafter called the Contractor and Watergrass 2 CDD hereinafter called the Customer for the construction of (2) pickleball courts with respect to the following terms and specifications. No plans, specs, drawings or engineering was supplied for this estimate. These items will all need to be supplied to The Contractor for submittal of details for permitting.:

ASPHALT

Court Size: 34' x 120' (2) Pickleball Courts, each court 34' x 60'
The Customer will provide HOA approval and septic tank/well location if applicable.
The Customer will provide stable access to construction site. A minimum of 20' wide access required for equipment access. If equipment cannot access construction site an additional charge for manual labor installation of rock base and asphalt will apply. The Contractor will excavate grass. Tree/stump removal is not included. The Contractor will remove existing sprinkler lines and cap off. The Contractor will install 6" of rock subbase compacted to 4".
The Contractor will install 1.5" of SIII asphalt compacted to 1".
Please note: New asphalt has to cure for a min of 28 days prior to surface installation.

SURFACING OF PICKLEBALL COURT(S)

The Contractor will pressure clean and power blow court(s) as necessary to remove loose dirt, mildew and oil.
The Contractor will patch depressions greater than 1/16" after 1 hour drying time in sunlight, grind down any ridges as necessary.
(2) Coat of Acrylic Resurfacer over entire court area to fill voids and provide smooth surface.
(2) Coats of Color Concentrate (two-tone). To provide in depth color over court surface. Color Choice_____
https://sportsurfaces.com/design/surface-color-selector/
The Contractor will locate, mark, and paint playing lines in accordance with USPA regulations using white textured heavy bodied acrylic latex paint.

EQUIPMENT

The Contractor will install (2) pairs of net post footers with sleeves to make posts removable for future replacement
The Contractor will install (2) pairs of pickleball net posts, (2) pickleball nets and (2) center straps.

FEE

The Contractor agrees to provide tools, materials, labor, supervision and insurance to complete the above work for a sum of **FORTY NINE THOUSAND NINE HUNDRED US DOLLARS ($ 49,900.00)**
*All prices are in US Dollars. Prices are subject to change after fourteen (14) days. Our bid prices are based upon you providing adequate access and storage areas.

7011 Wilson Rd.
West Palm Beach Fl. 33413
561-964-2001 | Fax: 561-964-5009
www.sportsurfaces.com

October 20, 2025

Watergrass 2 CDD
33685 Old Bridge Rd
Wesley Chapel FL 33545

OPTIONAL – PLEASE INITIAL TO ORDER

Landscape/Weed Prevention: Owner shall, at Owner's expense, remove all trees, vegetation, and root balls with an invasive, expansive root systems to a depth of at least twelve inches (12"). The Owner shall treat the soil with a sterilant (Pramatol, Round-Up, or equal) that will effectively inhibit future growth of flora. In the event Owner cannot remove such vegetation, Owner will install a root barrier completely around the circumference of the playing surface. In the event Owner cannot install a root barrier, Owner hereby indemnifies, releases, and holds Contractor harmless of any damage that may or may not be caused by root infiltration, including, but not limited to, cracking, sinking, etc. Initial here to acknowledge_____ Weed prevention treatment applied prior to paving by Sport Surfaces ADD $4,5.00_____

Permits: The Contractor will pull permit and bill all permit and runner fees to customer. *Surveys and engineering documents/wind load calculations provided by customer or charged as an additional cost to Customer if ordered through Sport Surfaces LLC.* Court Permit $3,100.00_____ fence permit $1,950.00_____
Permits provided by customer_____ Permit provided by Sport Surfaces_____

Waste Removal: Customer will provide dumpster for waste removal or agrees hereby to be billed for waste removal fees. Average Price per dumpster $ 600-$1,000.00 depending on location/service provider.
Dumpster provided by customer_____ Dumpster provided by Sport Surfaces_____

Color Choice Additional Coating: Light Colors and Red will need a 3rd Coat. ADD $ 950.00_____
Only applies to red and light colors. Most colors do not need additional coating.

Fencing: Contractor will install fencing with vinyl coated wire. Line posts to be 2 ½" OD and Corner posts to be 3" OD. Top rail all 1 5/8". Corners to each have one side braced with middle rail. (2) standard size gates included
Perimeter Fence Options: 308' x 8' high $19,900.00_____308' x 6' high $17,900.00_____
Divider Fence: 60' x 4' high $3,500.00_____

SOD: The Contractor will replace sod around perimeter of court with St. Augustine Grass
ADD $ 750.00/pallet_____

Fill: The Contractor will raise area if below water level with additional rock at ADD $1,100.00/load_____

October 20, 2025

Watergrass 2 CDD
33685 Old Bridge Rd

7011 Wilson Rd.
West Palm Beach Fl. 33413
561-964-2001 | Fax: 561-964-5009
www.sportsurfaces.com

Wesley Chapel FL 33545

PROVISIONS:
The Customer agrees to pay a 50% due upon acceptance of proposal.
The Customer agrees to pay a 30% due upon commencement/installation of asphalt.
The Customer agrees to pay a 10% deposit due upon installation of fencing.
The Customer agrees to balance upon completion of the above-proposed work.

GUARANTEE
The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Sub-base settling may cause new puddles to form on the surface which would not be covered under the warranty. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc. will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

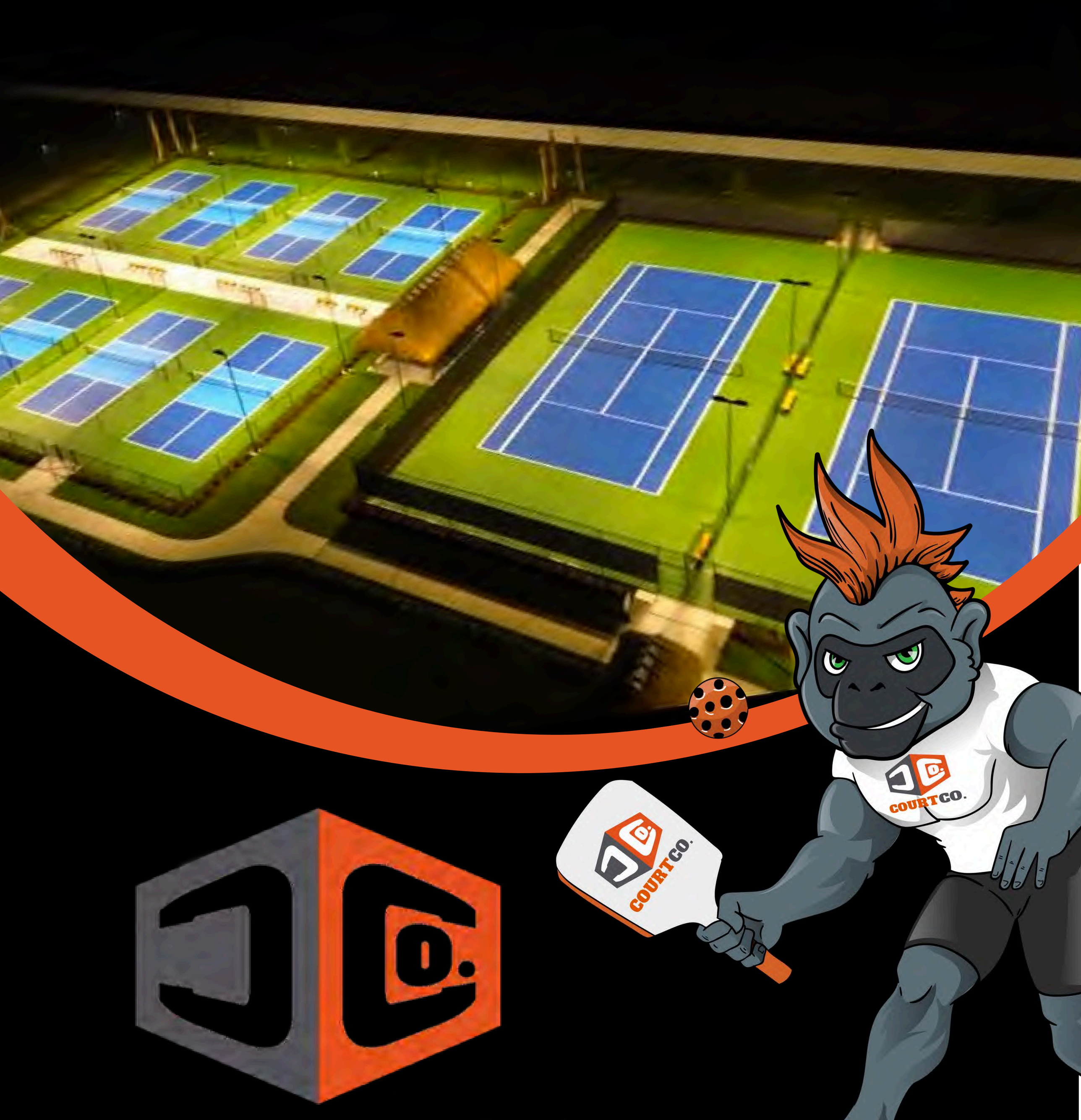
TERMS & CONDITIONS
CUSTOMER AGREES THAT BY SIGNING THE BELOW CONTRACT THEY AGREE TO ABIDE BY OUR TERMS AND CONDITIONS WHICH CAN BE FOUND BY CLICKING THIS LINK OR CUTTING AND PASTING THIS LINK ONTO THEIR BROWSER: https://sportsurfaces.com/terms-and-conditions/

Respectfully submitted by: Nick Chavez- Sport Surfaces LLC.

Proposal accepted by: _____

Title:_____

Date: _____



COURTCO.

We Build and Design Custom Courts
That Play as Hard as You Do.

Whether you want a private backyard court or a professional-grade installation for your community, CourtCo has you covered. We create custom courts for pickleball, tennis, basketball, bocce, shuffleboard, and more, designed to fit your space and built to last.

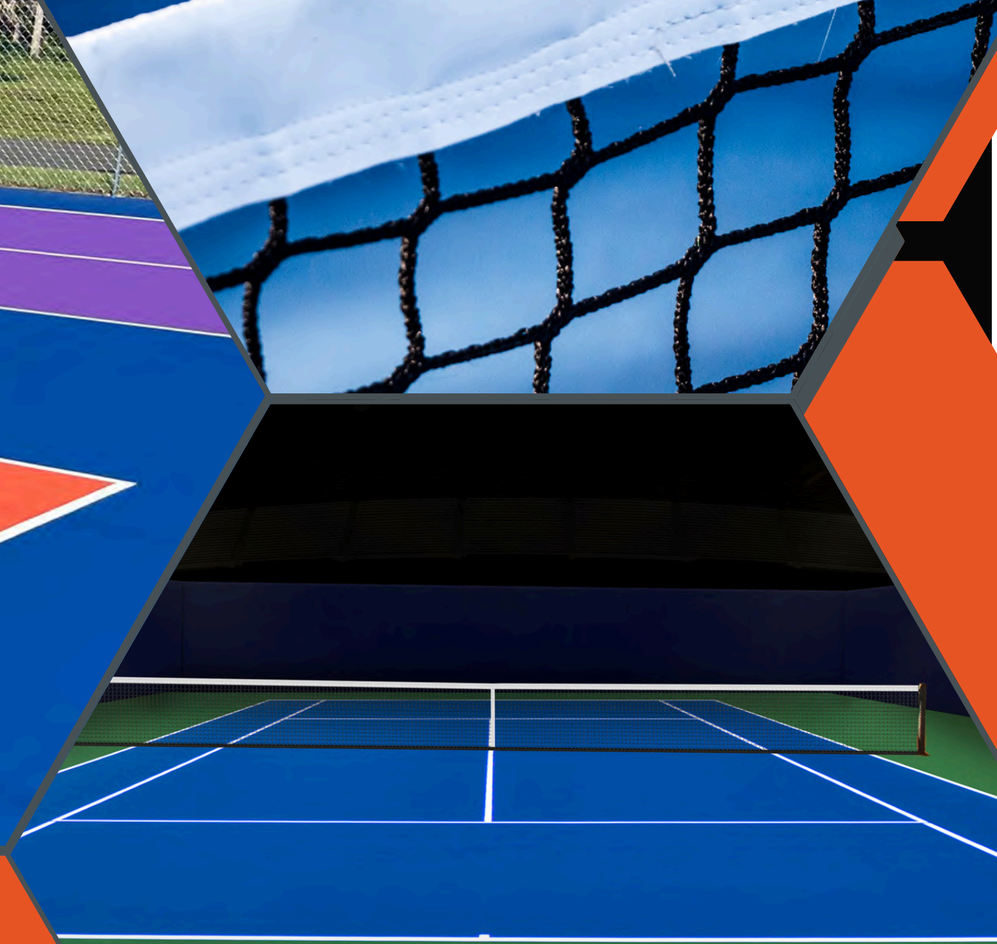
COURTCO.

COURTCO.

Why work with us ?

- ✅ Custom Design & Installation
- ✅ Quick Estimates, Honest Timelines
- ✅ Premium, Top Quality Products
- ✅ Experienced & Certified Team
- ✅ Locally Owned & Operated
- ✅ We Actually Answer the Phone

COURTCO.



Our Services:

- ✓ Pickleball, Tennis, Basketball & More – Custom courts
- ✓ Custom Colors & Branding – Match your home or club.
- ✓ Lighting, Nets & Fencing – Full setup for perfect play.
- ✓ Durable, High-Performance Surfaces – Play like a pro.

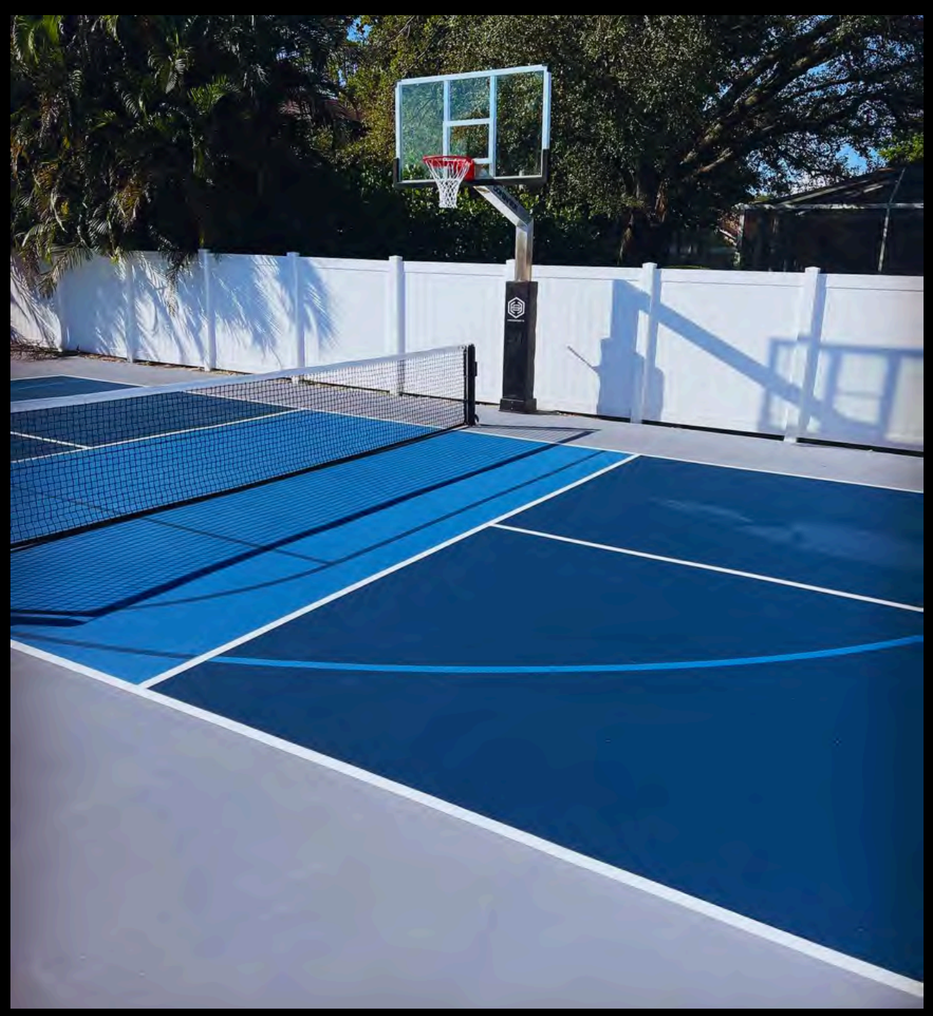
What Our Clients Say:

COURTCO.

★★★★★

“From the first contact, CourtCo delivered exceptional service, they responded promptly, and offered personalized advice. The quality of materials and craftsmanship is unmatched and resulted in a court that looks amazing and my family loves playing on. Adam, Mary, and Garrett’s professionalism shone through with on-time delivery and constant communication throughout the process. The attention to detail and post-construction support underlines their commitment to customer satisfaction. If you’re considering building a sport court, they’re the experts to trust. They are the best in the business and I highly CourtCo for your court project!”

-Staci Myers



★★★★★

“One of the words that comes to mind is “OUTSTANDING”. The courts themselves look like they are brand new and now that the various players can get back on the courts everyone is very happy. I would be quite remiss if I didn’t acknowledge your very professional staff and team. Anytime that I called throughout this entire process for updates and/or questions, both Mary and Garrett were both readily available and/or called right back. I couldn’t ask for more than that throughout this entire process.”

-Lou Rupp

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

October 17, 2025

Attn: Sarah Schmidt
Watergrass CDD II
32711 Windelstraw Drive
Wesley Chapel, FL 33545

Dear Sarah,

Thank you for expressing interest in having CourtCo construct your pickleball courts.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshows and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtcofl.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
CourtCo, LLC.

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT

October 17, 2025

CUSTOMER

Watergrass CDD II
32711 Windelstraw Drive
Wesley Chapel, FL 33545

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Watergrass CDD II, hereinafter called the Customer, for the construction of your pickleball courts with respect to the following terms and specifications:

PERMITTING: *If necessary*

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).
The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.
The Contractor will bill all permit fees as actual.
This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

PAVING for HARD COURT: *2 courts measuring approximately 64' x 64'*

The Contractor will excavate and remove dirt as necessary and move to Customer's dumpster or designated area.
Note: The Contractor may encounter debris that is unseen and necessary for removal that will be subject to change order.
The Contractor will supply and install lime rock, crushed concrete, or other FLDOT approved base material compacted to approx. 4".
Note: The Contractor includes up to 120 tons of rock. If more is required, then it will be addressed via change order.
The Contractor will laser grade base material to achieve a 1% slope in one plane.
The Contractor will install 2 applications of Pramitol 25 soil sterilant preventing plant growth for up to 1 year from application.
The Contractor will provide a report by an independent third-party attesting to achieving desired density (98%) of base rock.
The Contractor will supply and install SIII D.O.T. approved hot mix asphalt compacted to 1".
Note: SIII D.O.T. asphalt can contain up to 50% RAP (Recycled Asphalt Product). Alternatives are listed below for an upgrade.

COURT PREPARATION

The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.
The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight and grind down any ridges as necessary.
Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.
The Contractor will supply and install concrete footers measuring 2' x 2' x 3' with pvc sleeves for net posts.

SURFACING of PICKLEBALL COURTS

The Contractor will apply **2 Coats of Acrylic Resurfacer** with sand over entire court area to fill voids and provide smooth surface.
The Contractor will apply **2 Coats of Acrylic Color Concentrate** with sand to provide in-depth color over court surface.

Inner Court Color: _____ *Outer Court Color:* _____ *Kitchen Color:* _____
The Contractor will accurately locate, mark, and paint two-inch-wide playing lines in accordance with U.S.A.P.A. regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*
The Contractor will supply and install 2-$^{7}/_{8}$" Classic Posts with integral lacing bars and external net winder.
The Contractor will supply and install 2 pickleball nets with center straps and anchors.
The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.
Note: Disposal prices vary wildly across the state. CourtCo can provide a dumpster and pass on expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of
****** FIFTY-NINE THOUSAND ONE HUNDRED TWENTY DOLLARS ($ 59,120.00) ******

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT

October 17, 2025

CUSTOMER

Watergrass CDD II
32711 Windelstraw Drive
Wesley Chapel, FL 33545

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Watergrass CDD II, hereinafter called the Customer, for the construction of your pickleball courts with respect to the following terms and specifications:

OPTIONS – Please Initial to Accept

6" Compacted Base – Add $ 7,830.00 **Please initial to order _____**
The Contractor will supply and install 6" of compacted lime rock or crushed concrete in lieu of above.

1" Virgin Asphalt – Add $ 2,960.00 **Please initial to order _____**
The Contractor will supply and install 1" of compacted Virgin SIII asphalt in lieu of above.

1.5" Virgin Asphalt – Add $ 8,420.00 **Please initial to order _____**
The Contractor will supply and install 1.5" of compacted Virgin SIII asphalt in lieu of above.

Douglas Posts – Add $ 1,080.00 **Color _____ (Black or Green)** **Please initial to order _____**
The Contractor will supply and install two sets of new net posts that meet U.S.T.A. regulations with stainless steel internal wind mechanisms and integrated lacing rods.

Guardian Posts – Add $ 2,490.00 **Please initial to order _____**
The Contractor will supply and install two sets of Guardian net posts. Guardian is constructed of 3.5" OD aluminum with a stainless-steel crank and internal mechanisms.

Cushion Pickleball Court – Add $ 15,470.00 **Please initial to order _____**
The Contractor will supply and install **3 Coats of a mix of 0.5-1.0mm (course) rubber granules, 2 Coats of 0-0.5mm (fine) rubber granules**, and color coating as described above in "Surfacing of Pickleball Court."

Spoils Removal – Add $ Varies/TL **Please initial to order _____**
The Contractor will remove spoils and dispose of off-site.

4' Fencing (Perimeter) – Add $ 13,460.00 **Color _____ (Black or Green)** **Please initial to order _____**
The Contractor will supply and install approximately 256' x 2" mesh x 4' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and up to two pedestrian gates. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail all $1^{5}/_{8}$" and bottom to be affixed with tension wire.

4' Fencing (Interior) – Add $ 3,810.00 **Color _____ (Black or Green)** **Please initial to order _____**
The Contractor will supply and install approximately 64' x 2" mesh x 4' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and one pedestrian gate at center court. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail all $1^{5}/_{8}$" and bottom to be affixed with tension wire.

Economy 6' Fencing – Add $ 14,990.00 **Color _____ (Black or Green)** **Please initial to order _____**
The Contractor will supply and install approximately 256' x 2" mesh x 6' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and up to two pedestrian gates. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail all $1^{5}/_{8}$" and bottom to be affixed with tension wire.

Economy 8' Fencing – Add $ 17,560.00 **Color _____ (Black or Green)** **Please initial to order _____**
The Contractor will supply and install approximately 256' x 2" mesh x 8' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and up to two pedestrian gates. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail all $1^{5}/_{8}$" and bottom to be affixed with tension wire.

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

October 17, 2025

Watergrass CDD II
32711 Windelstraw Drive
Wesley Chapel, FL 33545

PROVISIONS

The Customer agrees to pay a 20% deposit upon acceptance of proposal.
The Customer agrees to pay 30% upon commencement.
The Customer agrees to pay 30% upon installation of asphalt.
The Customer agrees to pay 10% upon installation of fence (if applicable).
The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of $1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of $4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-½% per month will be charged on accounts past due.

GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Respectfully submitted by: *Adam Jenne*

Adam Jenne
CourtCo, LLC.

Proposal accepted by: _____ Date: _____