INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Monterra Community Development District

October 7, 2026
Agenda Package

Meeting Link

Meeting ID: 835 2689 2974 **Passcode:** 665564

11555 HERON BAY BOULEVARD, SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



Monterra
Community Development District

Board of Supervisors
Jason Weinrub, Chairman
Greg Popowitz, Vice Chairperson
Avi Ciechanowiecki, Assistant Secretary
Susan Kooiman, Assistant Secretary
Juan Carlos Sanchez, Assistant Secretary

District Staff
Jennifer Goldyn, Director of District Services
Mark Vega, District Manager
Ginger Wald, District Counsel
Enqenuity Group, District Engineer
Clubhouse Manager
John Khatiblou, Accountant
Melinda Gallo, Administrative Assistant

Regular Meeting Agenda

Wednesday, October 7, 2026, at 6:00 p.m.

The Regular Meeting of the **Monterra Community Development District** will be held on Wednesday, October 7, 2026, at 6:00 p.m. at Club Monterra, 8451 Monterra Boulevard, Cooper City, Florida 33024. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Meeting Link

Meeting ID: 835 2689 2974 **Passcode:** 665564

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA**
4. **PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
5. **LANDSCAPE MAINTENANCE RFP SPREADSHEET**……..Page 4
   - **A.** Arazoza Brothers Maintenance 6:15 PM .....Page 5
   - **B.** Brightview Landscape Services 6:30 PM .....Page 43
   - **C.** The Green Experts Landscaping 6:45 PM .....Page 89
   - **D.** Juniper Landscaping 7:00 PM.....Page 154
   - **E.** Precision 7:15 PM .....Page 187
   - **F.** Wolfer Landscape Services 7:30 PM.....Page 218
   - **G.** Yellowstone Landscape 7:45 PM.....Page 253
6. **STAFF REPORTS**
   - **A.** Financial Overview
     - **i.** Review of Financials for August 2026.....Page 301
     - **ii.** Review of Cash Flow Predictions.....Page 321
     - **iii.** Review of Financial Snapshot August 2026 .....Page 322
   - **B.** District Counsel

C. District Engineer

i. Review of Engineering Status Report ..... Page 323

D. Clubhouse Manager

E. District Manager

i. Review of District Manager Report

ii. Approval of District Manager Authorized Expenditures for September 2026

7. BUSINESS ITEMS

A. Consideration of Resident Petition to Initiate Rulemaking to Amend Article III of the District's General and Procedural Rules ..... Page 327

B. Consideration of Request for Engineering and Risk Evaluation of a Proposed Six-Month Catch-and-Release Fishing Pilot Area ..... Page 337

C. Consideration of Sunbelt Rentals Generator Specifications ..... Page 340

D. Consideration of Sunbelt Rentals Quote for Temporary Generator Rental ..... Page 344

E. Consideration of Creative North, Inc. Proposal No. EST08008 for Electrical Services for Temporary Generator Connection to the Estrada Irrigation Pump ..... Page 347

F. Consideration of AllWater Proposal for Initial Wetland Clean-Up and Quarterly Wetland Management Services ..... Page 348

G. Consideration of Juniper Landscaping Proposal No. 419523 for Holiday Light Tree and Palm Trimming ..... Page 356

H. Discussion Regarding Age and Condition of Fitness Equipment ..... Page 360

I. Consideration of Matrix Fitness Proposal for Replacement Fitness Equipment ..... Page 362

J. Consideration of Proposed Fitness Center Equipment Layout by Matrix Fitness ..... Page 384

K. Consideration of Property Supervision Services Agreement ..... Page 391

L. Selection of Special Meeting Date in Late October to Interview Clubhouse Management Companies

M. Consideration of Resolution 2027-01; Designation of Officers ..... Page 400

N. Discussion of Solar Aerators ..... Page 401

8. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Meeting held on September 2, 2026 ..... Page 406

9. NEW BUSINESS AND BOARD OF SUPERVISORS REQUESTS

10. ADJOURNMENT

MONTERRA CDD

Landscape RPF

Alphabetical	Annual Investment	Monthly Installment
Arazoza Brothers	$ 996,000.00	$ 83,000.00
BrightView Landscape Services	$ 970,392.27	$ 80,866.02
Green Experts	$ 659,564.92	$ 54,963.74
Juniper	$ 761,064.00	$ 53,422.00
Precision A Yardnique Company	$ 585,360.00	$ 48,780.00
Wolfer Landscape Services	$ 876,000.00	$ 73,000.00
Yellowstone Landscape	$ 587,002.32	$ 48,916.86

High to Low	Annual Investment	Monthly Installment
Arazoza Brothers	$ 996,000.00	$ 83,000.00
BrightView Landscape Services	$ 970,392.27	$ 80,866.02
Wolfer Landscape Services	$ 876,000.00	$ 73,000.00
Juniper	$ 761,064.00	$ 53,422.00
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Yellowstone Landscape	$ 587,002.32	$ 48,916.86
Precision A Yardnique Company	$ 585,360.00	$ 48,780.00



Monterra Maintenance Proposal

Arazoza Brothers

Together We Cover More Ground

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- **Section 5: License, Certifications & Required Forms** **Pages: 24-26**
- **Section 6: Financial Capacity & Insurance** **Pages: 28-31**
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MONTERRA
COMMUNITY DEVELOPMENT DISTRICT



Introduction & Company Qualifications

Arazoza Brothers

Together We Cover More Ground

INTRODUCTION LETTER

Arazoza Brothers Maintenance is pleased to submit our proposal to the Monterra Community Development District for landscape maintenance services. We understand the importance of maintaining Monterra's roadways, common areas, lake banks, and recreational facilities to a consistent standard that reflects the character of the community and the expectations of its residents.

Monterra's extensive landscape requires a coordinated maintenance program supported by experienced personnel, dedicated supervision, and efficient scheduling. Our approach focuses on meeting the district's established service frequencies while maintaining consistent coverage throughout the designated maintenance areas.

Our team will emphasize routine field inspections, clear communication with District representatives, and timely attention to landscape conditions requiring corrective action. We also recognize the importance of coordinating with other service providers to ensure that maintenance activities are performed efficiently and without unnecessary disruption to the community.

With extensive experience maintaining residential communities, commercial properties, and large-scale landscapes throughout Florida, Arazoza Brothers has the personnel, equipment, and management resources to support Monterra's maintenance requirements.

We appreciate the opportunity to submit this proposal and look forward to the possibility of serving the Monterra Community Development District.

Sincerely,



Albert 'Tico' Arazoza – Branch Manager

7027 SW 87th Court

Miami, FL 33173

305-246-3223



Organization

Arazoza Brothers is a fully bonded and insured Maintenance, Landscape, Irrigation, and Mitigation Contracting Company founded in February 1988. It is a family-run operation priding itself on superior workmanship and plant selection, as well as timely and satisfactory completion of landscape and irrigation contracts. In the past thirty-five years, Arazoza Brothers Corporation has grown steadily on the strength of our improving reputation and respect for our clients' needs and concerns. During this time, we have completed many landscape and irrigation construction projects, as well as handling the maintenance of a variety of scopes. These projects include properties ranging from residential homes and developments to government parks, roads, and state highways.

We have completed jobs from Key West to as far north as Jacksonville, with branch offices in Miami, Palm Beach, Orlando, and Jacksonville. Arazoza Brothers is Florida's leading Commercial Landscape, Irrigation, and Maintenance company. As always, the Arazoza Brothers project team starts with the two brothers, Eddy and Albert Arazoza, who are heavily involved in all aspects of the company, and have been for over 35 years. Their corresponding resumes highlight their extensive experience in completion and maintenance of multiple commercial projects. The Arazoza Team as a whole represents over 100 years of experience in the Landscape and Irrigation industries. The Arazoza Brother's Team brings a wide diversity of skilled and highly trained technicians, professional horticulturists, and savvy workers who handle every aspect of the landscape and Irrigation installation and maintenance of your project from pre-construction to complete customer satisfaction.








Overall Organization Experience

Arazoza Brothers is Florida's leading Commercial Landscape company. We take pride in delivering consistently excellent results for clients across the state, throughout the lifespan of their landscapes. Our Maintenance Division provides a wide variety of landscape management services to keep your property looking beautiful year-round. Throughout each project, our landscape supervisors inspect the property, guaranteeing the highest quality of work.

As you manage your site(s), you face balancing the visual impact of your property against the cost of sustaining and protecting your investment. Our partnership ensures your landscape needs are covered from maintenance, fertilization, tree care, weed and pest management, storm preparedness and response, and exterior upkeep services.

Beautiful year-round landscaping makes an important positive impression on visitors, tenants and employees. You can count on Arazoza Brother's commercial landscape maintenance crews to give your property the reputation of quality. Our team provides the expertise necessary to care for your turf, trees, shrubs, and plants – providing a natural environment that enhances the appeal of all of your properties. Our property management service team will provide you professional services within a schedule that you can rely on – leaving you with precious time and resources to devote to the many other challenges of running your business.

Existing Landscape Renovation

You can evolve and improve the value of your property with smart and cost-effective enhancements, such as mulching and as-needed renovations.

Irrigation Maintenance

As one of Florida's leading irrigation companies, Arazoza Brothers is staffed by a team of fully licensed and insured professionals trained in the industry's latest Irrigation Maintenance practices. A little preventative maintenance can go a long way in stopping problems before they arise, preventing malfunctions, and keeping your lawn lush, healthy, and green.

- Inspecting wires on all controller and valves
- Updating controller settings, times, and dates
- Replacing back up batteries if needed
- Cleaning nozzles
- Straightening sprinkler heads
- Cleaning filters on reclaimed and well-water systems
- Inspecting for leaks, broken pipes, and any areas that may cause high water bills
- Checking backflow device



MONTERRA
COMMUNITY DEVELOPMENT DISTRICT



Together We Cover More Ground

PROPOSED STAFFING & MANAGEMENT PLAN

Monterra Community Development District

Arazoza Brothers Maintenance, LLC proposes a management structure that provides Monterra with direct account oversight, local operational support, and executive-level accountability. The personnel identified below will coordinate landscape maintenance activities, monitor service quality, and support the field crews assigned to the District.

Management & Reporting Structure

Scott Arciniega will provide executive oversight; Tico Arazoza will manage branch-level operational support; Carlos Arce will coordinate directly with the District and field personnel; and the designated field supervisor will direct daily crew activities. This structure establishes clear responsibility for communication, scheduling, quality control, and completion of the District's landscape maintenance requirements

Field Supervisor & Landscape Maintenance Crews — Daily Service Delivery

A designated field supervisor will direct the landscape maintenance crews assigned to Monterra, coordinate daily work assignments, monitor safe equipment operation, and verify completion of scheduled services. Trained crew members will perform the landscape maintenance activities included in the agreement, with staffing and equipment allocated according to the approved service schedule and designated maintenance areas.

Carlos Arce | Account Manager — District Communication & Quality Control

Carlos will serve as the District's primary account-management contact. He will coordinate maintenance schedules with field personnel, conduct property inspections, monitor service quality, and communicate completed work and outstanding items to District representatives. His experience includes commercial landscape account management, crew leadership, and on-site quality inspections.

Alberto "Tico" Arazoza | Branch Manager, Miami–Fort Lauderdale — Branch Operations

Tico will oversee local branch resources supporting Monterra, including labor allocation, equipment availability, scheduling, and operational coordination. His background in production management and commercial account management will support consistent field execution and timely resolution of operational needs.

Scott Arciniega | Vice President of Maintenance — Executive Oversight

Scott will provide executive oversight of Monterra's landscape maintenance program. With more than 30 years of industry experience, he will support operational planning, management accountability, personnel development, and service-quality standards. He will also serve as an escalation resource for matters requiring additional company support.

PERSONNEL TRAINING & SUPERVISION

Written Agreement – Assignment of Qualified Personnel

Arazoza Brothers Maintenance, LLC agrees that **only fully trained personnel will be assigned to perform landscape maintenance services under the Monterra Community Development District agreement**, except for trainees working under direct and continuous supervision as permitted by the District's Request for Proposal.

Personnel assigned to Monterra will receive training appropriate to their responsibilities, including landscape maintenance procedures, safe equipment operation, proper use of tools, worksite safety, and the service standards established for the District. Employees will be assigned duties consistent with their training and demonstrated ability to perform the work safely and effectively.

Trainee Supervision & Training Completion

Arazoza Brothers acknowledges and agrees that trainees may be assigned to the Monterra agreement only for brief periods **not exceeding one month or until certified as having completed training**, in accordance with the RFP.

During this period, each trainee will work under the direct and continuous supervision of a fully trained employee. Trainees will not be permitted to perform assigned maintenance activities independently or operate equipment without the required training and supervision.

Upon successful completion of training, personnel may be assigned regular duties consistent with their qualifications and demonstrated proficiency.

Management Oversight & Accountability

The designated Project Manager/Superintendent will be responsible for overseeing personnel assigned to Monterra and ensuring compliance with the District's training and supervision requirements. Field supervisors will monitor crew performance, reinforce proper maintenance procedures, and address training or safety concerns as they arise.

Arazoza Brothers will maintain appropriate personnel oversight throughout the agreement to ensure that the District's landscape maintenance services are performed by qualified employees under responsible supervision.

Arazoza Brothers Maintenance, LLC expressly agrees to comply with the personnel training and trainee supervision requirements established in Section 1.07 of the Monterra CDD Request for Proposal.

PERSONNEL & EQUIPMENT TRACKING AND COMMUNICATION

Arazoza Brothers Maintenance, LLC understands the importance of maintaining direct communication with field personnel and knowing the location of crews and equipment while traveling to and working throughout Monterra. Given the District's approximately 480-acre property and nine miles of roadways, our management approach will emphasize coordinated crew assignments, established site-access procedures, and prompt communication with District representatives.

Personnel & Equipment Coordination

Prior to each scheduled service, **Carlos Arce and the field supervisor** will coordinate crew assignments, equipment requirements, and designated work areas. Field personnel will receive daily instructions identifying their assigned locations and maintenance responsibilities.
The field supervisor will maintain direct communication with crew leaders throughout the workday to monitor progress, coordinate movement between maintenance areas, and respond to changing site conditions**. Carlos Arce** will remain informed of crew assignments and work locations, allowing District representatives to obtain timely information regarding personnel and equipment operating on the property.

Site Access & Accountability

Arazoza Brothers will comply with Monterra's required site-access procedures. All personnel and equipment entering or leaving the District will utilize the Pine Island Road gate. Upon arrival, the designated crew representative will report to the Clubhouse and complete the required sign-in procedure. Personnel will also sign out upon departure at the end of the workday.
The field supervisor will coordinate the movement of crews and equipment between designated maintenance areas to ensure that personnel remain accounted for and that scheduled services are completed efficiently.

Communication & Emergency Response

Carlos Arce will serve as the primary point of contact for District representatives, supported by **Alberto "Tico" Arazoza**, Branch Manager, and the designated field supervisor.
Should the District need to locate a crew or contact an employee during an emergency, the District representative may contact Arazoza Brothers' office or Carlos Arce. Management will communicate directly with the field supervisor to identify the crew's current work location and coordinate the appropriate response.
This communication structure will provide the District with a reliable means of contacting personnel, confirming work locations, and addressing operational concerns throughout the maintenance day.

Organizational Chart

MONTERRA
COMMUNITY DEVELOPMENT DISTRICT

Branch Manager
Alberto "Tico" Arazoza

Support Team
VP of Maintenance
Scott Arciniega
Chief Safety Officer
Timothy McColgan

Branch Administrator
Jackson Raynor

Account Manager
Carlos Arce

Production Manager
Bryan Oliva

Irrigation Manager
Adam Gillis

Agronomics Manager
Abraham Garcia

Field Crews
Mow Team
Detail Team
Weed Control Team

Additional Irrigation Technicians



Carlos Arce

Account Manager

Professional Qualifications

Mr. Arce brings over 10 years of experience in the commercial landscape industry, with a career that has moved quickly from hands-on field work to full account management. He joined Arazoza Brothers in 2026 as an account manager for the Miccosukee Casino & Resort — one of our newest and most exciting properties in South Florida. His experience spans crew leadership, production management, and direct client responsibility across a diverse portfolio of commercial accounts. He holds a GI-BMP certification, and FNGLA certification, and brings extensive plant knowledge and proficiency with all standard landscape equipment to his work.

YEARS OF EXPERIENCE
10+ Years

Work History

Arazoza Brothers — Account Manager *August 2026 – Present | Miami-Fort Lauderdale Area*

- Manages a portfolio of commercial accounts ranging from high-profile luxury properties to mid-market clients, with direct responsibility for contract compliance, client satisfaction, and service quality.
- Serves as the primary point of contact between field operations and client stakeholders.

Brightview Landscape - Account Manager - *January 2020-August 2026 | Florida Keys*

- Served as the primary point of contact with the client in book of business to understand their needs and resolve issues.
- Coordinated and Managed Maintenance and Enhancement projects, ensuring they are completed on time, within budget, and up to quality standards.
- Conducted Regular property walkthroughs to monitor service and quality.
- Proactively sold enhancement and new projects to existing and potential clients

Blue Native Landscape & Irrigation – *June 2015-January 2020*

- Conducted Field Inspections, Lead and provide guidance to Crew Foreman and laborers, Maintain workplace and job site safety requirements.
- Gathered Take-Off information via site plans or site visits and generate customer proposals.
- Followed up with clients on Bid Proposals and project status updates.

Alberto ‘Tico’ Arazoza

Branch Manager – Miami-Fort Lauderdale

Professional Qualifications

Mr. Arazoza brings a lifelong foundation in the commercial landscaping industry, with experience spanning field operations, production management, business development, and account management. Having been involved in every division of Arazoza Brothers since birth, he developed a thorough understanding of field execution, client relations, and regional growth strategy. His background includes hands-on production management, market expansion in competitive regions, and direct responsibility for commercial account portfolios across South Florida. A degree in Food and Agribusiness Marketing and Management from the University of Florida further complements his practical experience, allowing him to connect technical agricultural knowledge with client-facing business strategy.

YEARS OF EXPERIENCE
3+ years post graduate professional experience

EDUCATION
University of Florida
Bachelor of Science: Food and Agribusiness Marketing and Management Graduated: May 2023

Work History

Arazoza Brothers – Account Manager *April 2024 – April 2025 | Miami-Fort Lauderdale Area*

Manages a diverse portfolio of commercial accounts, ensuring strict adherence to contract compliance and client quality standards.

Serves as the primary liaison between field operations and client stakeholders to ensure seamless service delivery and long-term retention.

Identifies and executes enhancement opportunities and cross-selling strategies to drive regional revenue growth.

Monitors site health and aesthetics to proactively resolve issues before they impact client satisfaction.

Arazoza Brothers – Business Developer *December 2023 – April 2024 | Northeast Florida*

Spearheaded market expansion efforts in the Northeast Florida region, identifying new commercial and municipal opportunities.

Developed strategic partnerships and cultivated a pipeline of prospective clients to establish a brand presence in a competitive market.

Analyzed regional market trends to align service offerings with local environmental and economic demands.

Arazoza Brothers – Production Manager *June 2023 – December 2023 | Jacksonville, Florida*

Oversaw daily field operations, including crew scheduling, labor allocation, and equipment logistics for large-scale commercial projects.

Ensured high-quality production standards through rigorous on-site inspections and safety compliance monitoring.

Managed material procurement and inventory to maintain project timelines and budget integrity.

Arazoza Brothers – Rotational Operations (Lifelong) *Birth – May 2023*

Gained comprehensive exposure to every division of the company, including field labor, irrigation, fleet maintenance, and administrative support.

Developed a foundational understanding of the "Arazoza Way," focusing on the core values of quality, efficiency, and family-driven service.

Bryan Oliva

Production Manager

Professional Qualifications

Mr. Oliva is an experienced landscaping Production manager with over a decade of hands-on leadership in commercial and HOA landscape operations. He has managed daily field production, crew supervision, labor planning, and equipment coordination to ensure consistent service delivery and contract compliance. His background includes working closely with account managers and branch leadership to control labor costs, support budgets, and maintain safety and quality standards, Mr. Oliva's operational experience allows him to effectively translate client expectations into efficient field execution.

YEARS OF EXPERIENCE

5+

FIELD EXPERIENCE

Operations:

Maintenance
Mowing
Pruning
Irrigation
Fertilization
Enhancement

Site Skills:

Inspections
Standards
Consistency

Work History

Arazoza Brothers – Production Manager

August 2024 – Present

Oversees daily landscape maintenance operations, managing crews, schedules, and equipment to ensure contract compliance and service quality

Plans labor allocation and routing to meet productivity targets while controlling labor hours and costs

Conducts field inspections and coordinates corrective actions to maintain safety, quality standards, and client expectations

Works closely with account managers and branch leadership to support budgets, enhancements, and operational efficiency

Arazoza Brothers – Foreman

March 2022 – February 2024

Managed commercial landscape crews, ensuring timely completion of services and adherence to scope requirements

Supervised field staff, providing training, safety oversight, and performance direction

Coordinated equipment usage and maintenance to minimize downtime and maintain operational readiness

Supported account managers with site walks, issue resolution, and execution of enhancement work

Arazoza Brothers – Crew Laborer

September 2020-March 2022

Performed commercial landscape field work and supported day-to-day landscape operations

Built foundational hands-on experience in commercial landscape maintenance

Performed routine landscape maintenance including mowing, trimming, pruning, and general property upkeep

Scott Arciniega

Vice President Maintenance

Professional Qualifications

Mr. Arciniega has been involved in the landscape green industry for over 30 years. As the lead trainer for the Market Optimization Team, he coordinated and delivered training sessions throughout the BrightView merger between ValleyCrest and Brickman. His career includes extensive hands-on experience in landscape maintenance and management, ranging from field gardener to operations executive. He began his college career in landscape architecture before shifting his passion to horticulture, and he also has valuable experience in both the retail and wholesale nursery sectors.

Work History

Arazoza Brothers – Vice President
December 2024 – Present

- Lead and manage the current Maintenance Division of Arazoza Brothers
- Responsible for growth and development of maintenance division including sales, operations, people development and financial security of the business

ADVANCE Consulting Group, Senior Partner, Nationwide
February 2018 – December 2024

- Consulting and training firm for the landscape industry
- Assess businesses to identify improvements aligned with short- and long-term goals
- Develop and deliver targeted learning sessions using multiple techniques
- Offer coaching and mentoring for all leadership and management levels
- Coach and Mentor Landscape management in the landscape field including landscape quality and efficiency
- Develop systems for companies across the country based on business needs

MGM, Director of Customer Experience, Baton Rouge, LA
August 2017 – January 2018

- Streamlined company processes through training and coaching to enhance customer experience
- Led strategic planning with all field and management team to improve landscape quality and customer service
- Acted as liaison across all organizational levels, promoting team culture and employee growth
- Developed and launched management training in customer service, employee development, finance, and operations

BrightView Landscape Services, Operational Trainer, Nationwide
November 2014 – July 2017

- Supported the ValleyCrest–Brickman merger at BrightView
- Developed and delivered training materials for 150 branch teams nationwide
- Implemented a new operating structure emphasizing customer relationships

YEARS OF EXPERIENCE

30 years

CERTIFICATIONS

Nationally Certified CAMICB (Community Association Managers International Certification Board) Trainer

Certified by the Nevada Department of Business and Industry Real Estate Division to deliver approved landscape training courses

Certified by CAI Nevada to deliver approved landscape training courses

Certified Instructor by the Texas Real Estate Commission MCE TREC ID# 1000003459; License # 1545

InsideOut Development certified trainer

DDI certified Target Select trainer

EDUCATION

University of Cal State Pomona, Pomona, CA

Bachelor of Science degree in Ornamental Horticulture, emphasis in Landscape Construction June 1996

MONTERRA
COMMUNITY DEVELOPMENT DISTRICT



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RELEVANT PROJECT EXPERIENCE

Avenir: Palm Beach Gardens CDD



Location: Palm Beach Gardens, FL

Contract Value:
$2,000,000.00
Start/End Dates:
July 2019 - Current
Reference:
Jason Pierman
(561)-630– 4922
jpierman@sdsinc.com

Pier Sixty Six Hotel & Marina



Location: Fort Lauderdale, FL

Contract Value:
$700,000.00
Start/End Dates:
October 2022 - Current
Reference:
Patty Vega
754-281-6250
pvega@piersixtysixresort.com

Bal Harbour Shops



Location: Bal Harbour, FL

Contract Value:
$1,080,000.00
Start/End Dates:
April 2023 - Current
Reference:
Teresa Morocco
(305) 849-4241
tm@balharbourshops.com

Ritz Carlton Miami Beach Residences



Location: Miami Beach, FL

Contract Value:
$300,000.00
Start/End Dates:
January 2023- Current
Reference:
Marco Ianelli
786-584-9859
Marco.Ianelli@marriot.com

MONTERRA
COMMUNITY DEVELOPMENT DISTRICT



Operational & Management Plans

Arazoza Brothers

Together We Cover More Ground

TRANSITION/TRAINING PLAN

-30 Days Before Start

- Start Mapping out areas
- Start training/Certifications with Crew leaders
  - BMP certifications
  - Driver Certification
  - OSHA Certifications/CPR/ First Aid
  - Incident reporting
  - Production and quality control
  - MOT Certifications
- Introduce Management/ Production Team to management team
- Meet with Office Representatives to discuss areas of immediate attention and concern
- Discuss with The Representative the quality inspection process and set up walk schedules
- Develop schedule for daily, weekly and monthly meetings and property walks, set up reporting formats
- Provide First Month tentative schedules
- Communicate with CDD District Manager for operational schedules
- Account Mangers and Crew Leaders to train crews for learning curve from start-up of operations, introduce them to mapping and daily schedules.

Start Day to First 30 days of Work

- Develop a quality assessment, add any areas of improvement or concern that need to be addressed over the next several months
- Begin Daily, Weekly and Monthly operations
- Follow up on first days of operations, check on pruning techniques and detail operations Communicate any items of improvement
- Adjust onsite personnel schedules to insure we are addressing daily operations
- Continue working on quality assessment
- Follow-up; continue to improve daily
- Adjust communication with management if needed
- Adjust Mapping
- Provide Second Month Schedules

60 Days

- Meet with representatives to discuss progress
- Make adjustment to schedules to keep on right track
- Continue monitoring crews and make adjustments
- Continue training crews and work on efficiencies
- Walk property and completely new quality assessment for next 30 days of service
- Prepare and provide representative with schedules for Third Month of services

MANAGEMENT AND STAFFING PLAN

Arazoza Brothers Corp. (AB) is proud and appreciative to have the opportunity to propose our services to ***Monterra***. We have maintained multiple projects of this scale around the state and are dedicated to continuing with the highest standards of quality and efficiency.



Company Philosophy and Approaches

With over 30 years of experience working on public roadways, AB is a successful business and one of the largest landscape contractors in the state of Florida. Our vast expertise and experience with Florida roadway landscape installation and maintenance projects has produced high-quality products that consistently meet our clients' expectations.

AB is keenly aware of the investment made by ***Monterra*** and the importance of maintaining these projects. We understand proper maintenance of these projects is vital to the success and future of Monterra. Our goal is to help the public enjoy beautifully maintained landscapes at a sustainable, reasonable cost. The return on investment is dependent on the proper care of these assets to a condition at or above current conditions. AB is committed to meeting expectations and continually striving to improve site conditions utilizing innovative methods, techniques, and tools developed by team-generated collaborations specific to site conditions. We will ensure this goal is accomplished and that Monterra enjoys long-term success.

Experienced Team

The AB Project Team is led by the two founding brothers, Eddy and Albert Arazoza. Eddy Arazoza oversees the installation and maintenance sites and ensures that all projects are completed efficiently and to the highest standard. Albert Arazoza focuses on contract negotiation and preparation, ensuring that proposals are fair and equitable to all parties involved. They have extensive experience completing multiple large community installation and maintenance projects successfully. Their local roots, commitment to excellence, innovation, and relationships developed over the past 30 years sets Arazoza Brothers apart from the rest!

Other key members of the team listed below represent over 100 years of experience in the landscape industry.

Our Managers, Alberto 'Tico' Arazoza, Carlos Arce, and Bryan Oliva are all experienced and knowledgeable professionals in the landscaping and management industry. Together, they have a proven track record of success in delivering high-quality, tailored maintenance services to communities across Florida.



Hurricane Agreement

When a catastrophe occurs, we have the capabilities and manpower to respond immediately. We leverage our local resources and bring in additional teams from outside the area. This allows us to ensure the site is safe and free from pedestrian hazards. Resources from branch offices will be available in the event of an emergency to ensure our customers have access to crews and equipment quickly.



QUALIFICATIONS

LICENSES

Maintenance
- FNGLA Certified Maintenance Technicians
- BMP Train the Trainer

Irrigation
- Florida Certified Plumbers
- Irrigation Association Member
- Smart Water Irrigation

Pest & Disease
- Florida Certified Operators
- Florida Certified Applicators
- Florida Certified Ag Products

QUALIFICATIONS

Best Management
- Florida Friendly Landscaping
- Train the Trainer

Emergency Response
- Certified First Responder
- Competent in Training

Storm Water
- Emergency Recovery
- Certified Assessor

Safety
- State Rules and Regulations
- Fall Protection

CERTIFICATIONS

FDOT
- Setup Certified
- Competent Trainer

CPR
- First Aid
- Instructor

OSHA
- Hi Lift Certified
- Osha – 10 card

Horticulturalist
- FNGLA Certified Technicians

DEGREES

Agronomy
- BA | As
- Florida, Penn State

Horticulture
- BA | As
- Florida, Penn State

Business
- BA | As
- FAU | Florida State

Plant Science
- BA | As
- Florida | Rutgers

Equipment List

Serial Number	Type	Year	Description	D.O.P.	Purchase Price/ Insured value	Leased/ Purchased
412491129	Equipment	2022	2022 EX 2SS260XL 60 Gal Sprayer	7/20/2023	$16,267.00	
KUGGDCTDAPGC51114	Equipment - ZTR	2022	Kubota Diesel ZTR Mower 72" Pro Deck	8/24/2023	$22,601.00	
KBHGHGDBSAPGE20963		2023	Kubota Commercial ZTR 54" Mower Deck	7/6/2023	$13,377.00	
1TC960WKCJRST40130		2024	John Deere Z960 Zlink	1/22/2025	$14,837.27	
1TC9609CTRST40365		2024	John Deere Z960 Zlink	1/23/2025	$14,837.27	
171210ZM	Equipment - Stand On	2024	Wright Mower KAWI 48" Mower Standar	6/28/2024	$12,065.00	
1711933C		2024	Wright Mower KAWI 48" Mower Standar	6/28/2024	$12,065.00	
1764TYL		2024	Wright Mower KAWI 48" Mower Standar	6/28/2024	$12,065.00	
166077MI		2024	Wright Mower KAWI 36" Mower Standar	6/28/2024	$11,112.00	
166094ZI		2024	Wright Mower KAWI 36" Mower Standar	6/28/2024	$11,112.00	
1707J9Q5	Equipment	2024	Wright Mower Standar LG 61 Mower	7/9/2024	$11,615.30	
1707434P		2024	Wright Mower Standar LG 61 Mower	7/9/2024	$11,615.30	
416333426	Equipment - ZTR	2024	72" Toro Zero Turns 72918	7/10/2024	$15,756.98	Purchased
416333416		2024	72" Toro Zero Turns 72918	7/10/2024	$15,756.98	
KBGHGDDDAPGF23022	Equipment	2023	Kubota Commercial ZTR Mower	10/18/2023	$15,409.23	
16VTU1623P5204547	Trailer	2023	Big Tex - 11	11/21/2023	$8,500.00	
16VTUT31XR2355167		2025	Big Tex 35SA-10	9/10/2024	$3,005.57	
16VTU1313SZ367439		2025	Big Tex 35SA-10	9/10/2024	$3,005.57	
16VTU1316SZ371565		2025	Big Tex 35SA-10	9/10/2024	$3,005.57	
50FPD162XSL004689		2025	Belmont 16 Dump Trailer	2/26/2025	$26,313.51	
1M0835MASPM064148	Utility Vehicles	2023	John Deere Gator XUV835M	7/6/2023	$24,735.00	
1M0615EAARM072335		2024	John Deere Gator HPX615E	1/24/2025	$17,499.27	
1M0568EAFNM051725		2022	John Deere Gator XUV568E	4/15/2022	$12,023.23	
AW0568EAHNM051224		2022	John Deere Gator XUV568E	4/15/2022	$12,023.23	
1M0X2XDVRM194025		2024	John Deere Gator MY24	9/19/2024	$12,494.50	
1N6BF0KY7HN802857	Vehicle	2017	Nissan Cargo NV2500HD	6/30/2022	$30,999.92	
54DC4J1D7RS220810		2024	Isuzu NPR-HD DOVETAIL	5/16/2024	$81,084.16	
54DC4J1D4RS213748		2024	Isuzu NPR-HD DOVETAIL	5/17/2024	$81,397.43	
54DC4J1D6RS223675		2024	Isuzu NPR-HD	5/30/2024	$81,344.06	
54DC4J1D8SS207330		2025	Isuzu NPR-HD DOVETIL	12/23/2024	$91,868.29	Lease - Enterprise
54DC4J1D1SS207329		2025	Isuzu NPR-HD DOVETAIL	12/23/2024	$91,868.29	
54DC4J1D3SS207106		2025	Isuzu NPR-HD DOVETAIL	12/23/2024	$91,868.29	
54DB4J1D6R5220423		2024	Isuzu NPR-HD	6/13/2025	$89,969.58	
54DCDJ1D2RS209572	Vehicle - Dump Truck	2024	Chevrolet 4500 HG LCF Gas (Dump Truck)	1/4/2024	$85,694.89	
1GC1CYEG9FF573965	Vehicle - Pick Up	2015	Chevy Silverado 3500 HD 2238M6	11/25/2015	$37,106.72	Purchased
1GC1CYEG7GF161641		2016	Chevy Silverado 3500HD 2230J9	2/23/2016	$31,023.00	
3GCPWAEK8RG120163		2024	Chevrolet Silverado 1500	1/16/2024	$45,025.37	
3GCUDAED4RG151889		2024	Chevrolet Silverado 1500 4x4	2/21/2024	$54,509.96	
3GCPABEKXRG305113		2024	Chevrolet Silverado 1500	6/3/2024	$46,298.50	
3GCPABEK8RG314469		2024	Chevrolet Silverado 1500	6/3/2024	$46,298.50	Lease - Enterprise
1GTP1UEL0XRZ145408		2024	GMC Sierra 1500	8/6/2024	$48,346.50	
3TMKB5FN3RM006596		2024	Toyota Tacoma SR5 4X2	8/13/2024	$41,590.94	
3TYRB5FNXRT009127		2024	Toyota Tacoma SR5 4X2	8/13/2024	$41,590.94	
1GC4YLE79RF365276	Vehicle - Pick Up	2024	Chevrolet Silverado 2500HD	8/19/2024	$47,874.33	

Serial Number	Type	Year	Description	D.O.P.	Purchase Price/ Insured value	Leased/ Purchased
540885955	Back Pack Blower	2025	STIHL BR600	1/31/2025	$585.73	Purchased
541555982		2025	STIHL BR600	1/31/2025	$585.73	
538614651		2025	STIHL BR600	1/31/2025	$585.73	
542433537		2025	STIHL BR600	1/31/2025	$585.73	
537543462	Chainsaw	2025	STIHL MS194T PS3 14	1/31/2025	$533.53	
536610742	Edger	2025	STIHL FC91	4/16/2025	$447.28	
536610790		2025	STIHL FC91	4/16/2025	$447.28	
537553491		2025	STIHL FC91	4/16/2025	$447.28	
536610431		2025	STIHL FC91	4/16/2025	$447.28	
536610527		2025	STIHL FC91	4/16/2025	$447.28	
536536379		2025	STIHL FC91	4/16/2025	$447.28	
536485453	Hedge Trimmer	2024	STIHL HS46CE 22	10/18/2024	$479.23	
536535916		2024	STIHL HS46CE 22	10/18/2024	$479.23	
536535916		2024	STIHL HS46CE 22	10/18/2024	$479.23	
536536955		2024	STIHL HS46CE 22	10/18/2024	$479.23	
536536955		2024	STIHL HS46CE 22	10/18/2024	$479.23	
N/A	Long Hedge Shears	2025	3000 683 0703 - Lopper	1/31/2025	$144.62	
N/A		2025	3000 683 0703 - Lopper	1/31/2025	$144.62	
N/A		2025	3000 683 0703 - Lopper	1/31/2025	$144.62	
N/A		2025	3000 683 0703 - Lopper	1/31/2025	$144.62	
537539937	Polesaw	2025	STIHL HT 135 14	1/31/2025	$551.96	
536570339	String Trimmer	2025	STIHL FS91R AUTO	1/31/2025	$564.43	
542215440		2025	STIHL FS91R AUTO	1/31/2025	$564.43	
536536513		2025	STIHL FS91R AUTO	1/31/2025	$564.43	
536536509		2025	STIHL FS91R AUTO	1/31/2025	$564.43	
542237121		2025	STIHL FS91R AUTO	1/31/2025	$564.43	
536485491		2025	STIHL FS91R AUTO	1/31/2025	$564.43	

Monthly Inspection Reports *Sample*



Arazoza Brothers Corp.

Quality Site Assessment

QUALITY SITE ASSESSMENT

General Information Header

Property Name: Brightline Ft Lauderdale
Date: Feb 7, 2024
Next Inspection Date: Feb 7, 2024 3:00:00 PM EST
Client Attendees: Lilo
Arazoza Brothers Attendees: Brandon Perez

Customer Focus Area

MAINTENANCE ITEMS

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

NOTES TO OWNER/CLIENT



MAINTENANCE INSPECTION



MONTERRA
COMMUNITY DEVELOPMENT DISTRICT



Licenses, Certifications & Required Forms

Arazoza Brothers

Together We Cover More Ground



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

ARAZOZA, ALBERTO JOSE
ARAZOZA BROTHERS CORPORATION
7027 SW 87 COURT
MIAMI FL 33173

LICENSE NUMBER: CGC1506166
EXPIRATION DATE: AUGUST 31, 2028

Always verify licenses online at MyFloridaLicense.com

ISSUED: 05/06/2026

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Ron DeSantis, Governor

Melanie S. Griffin, 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

ARAZOZA, ALBERTO JOSE
ARAZOZA BROTHERS CORPORATION
7027 SW 87 COURT
MIAMI FL 33173

LICENSE NUMBER: SCC131151972
EXPIRATION DATE: AUGUST 31, 2028

Always verify licenses online at MyFloridaLicense.com

ISSUED: 05/06/2026

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.



State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF305566

ABRAHAM GARCIA

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.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: 04/13/2026
Expiration Date: 06/01/2027

Applicator's Name	City, State
GARCIA, ABRAHAM SEGUNDO	ST. CLOUD,FL

License No.	License Status	License Type:
LF226452	Normal	Limited Urban Landscape Commercial Fertilizer

License Categories

Original Issue Date	Last Issue Date	Expiration Date
11/12/2014	3/16/2023	11/12/2026

Company Name
ARAZOZA BROTHERS MAINTENANCE

Agent Count: 0



The International Society of Arboriculture

Hereby Announces That

Omar Escurra

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

Cathryn Pellikan
CEO & Executive Director

7 November 2017 | 31 December 2027 | FL-6796A
Issue Date | Expiration Date | Certification Number

ANAB
ACCREDITED
ISO/IEC 17024
Personnel Certification Body



The International Society of Arboriculture

Hereby Announces That

Raul Rebeyna

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

Cathryn Pellikan
CEO & Executive Director

17 June 2021 | 30 June 2027 | FL-9756A
Issue Date | Expiration Date | Certification Number

ANAB
ACCREDITED
ISO/IEC 17024
Personnel Certification Body

MONTERRA
COMMUNITY DEVELOPMENT DISTRICT



Together We Cover More Ground

Financial Stability

CONFIDENTIAL
Miami Dade Commercial Banking Group

First Horizon Bank
1 Alhambra Plaza, 8th Floor,
Coral Gables, Fl 33134

FIRST HORIZON.

August 15, 2025

Ref: ARAZOZA BROTHERS CORPORATION

To Whom It May Concern:

Arazoza Brothers Corporation has been banking with First Horizon Bank, since November 2013. The Company currently maintains a depository account with average balances of high six figures. Additionally, Arazoza Brothers Corporation has a lending relationship with us consisting of a Revolving Line of Credit with a commitment amount with in the low seven figures.

ARAZOZA BROTHERS CORP LOAN # ****3406 / ****1501

Line of Credit amount : **Low 7 figures**

Balance as of to date: **low 6 figures.**

The aforementioned accounts have always been handled in a satisfactory manner. Should you require any other information, please do not hesitate to contact the undersigned.

Sincerely,

Marjorie Alonso
Client Relationship Support Manager
1 Alhambra Plaza, 8th Floor Coral Gables FL 33134 Phone:
305.808.6188
Email: Marjorie.alonso@firsthorizon.com

Financial Statements

Company Financial Overview

Arazoza Brothers Maintenance, LLC maintains the financial and operational capacity necessary to support large-scale, long-term landscape maintenance agreements. The company has continued to grow its annual volume over the past three years while maintaining the personnel, equipment, management infrastructure, and resources required to fulfill its contractual commitments throughout Florida.
Our financial strength allows us to responsibly manage existing agreements while providing the resources necessary to mobilize and support additional work, including the landscape maintenance requirements of the Monterra Community Development District.

Company-Wide Annual Volume

The table below reflects Arazoza Brothers' company-wide annual volume for the past three years.

Year	Annual Volume
2023	$51.3 Million
2024	$62.6 Million
2025	$69.7 Million

This level of annual operations demonstrates Arazoza Brothers' ability to manage substantial ongoing contractual obligations while maintaining the resources necessary to support additional projects.

Capacity to Support Monterra

Monterra will be supported through Arazoza Brothers' Miami operation, backed by the broader financial and operational resources of the company. This structure provides access to experienced personnel, commercial landscape equipment, dedicated management, administrative support, safety leadership, and additional company resources when required.
Arazoza Brothers has the organizational capacity to mobilize and sustain Monterra's landscape maintenance program without compromising existing service commitments. Our financial stability supports the staffing, equipment, supervision, and operational continuity necessary to maintain the District's roadways, common areas, lake banks, and other designated landscape maintenance areas throughout the agreement term.

Certificate of Insurance



ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/18/2023

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
Brown & Brown of Florida, Inc.
1201 W Cypress Creek Rd
Suite 130
Fort Lauderdale FL 33309

CONTACT NAME: Jim Murphy
PHONE (A/C, No, Ext): (954) 776-2222 FAX (A/C, No): (954) 776-4448
E-MAIL ADDRESS: DEI.Certs@brown.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : PCO Insurance Company	10178
INSURER B : National Trust Insurance Company	20141
INSURER C : Bridgefield Employers Insurance Company	10701
INSURER D : Evanston Insurance Company	35378
INSURER E :	
INSURER F :	

INSURED
Arazoza Brothers Corporation
7827 SW 87 Court
Miami FL 33173

COVERAGES CERTIFICATE NUMBER: CL232115J684 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	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT LOC OTHER:	Y		GL1000877202	04/01/2023	04/01/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Employee Benefit Liab	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 1,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO OWNED AUTOS ONLY [X] HIRED AUTOS ONLY SCHEDULED AUTOS [X] NON-OWNED AUTOS ONLY			CA1000877302	04/01/2023	04/01/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
B	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB CLAIMS-MADE DED [X] RETENTION $ 10,000			UMB10008352500	04/01/2023	04/01/2024	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N	N/A	983056744	04/01/2023	04/01/2024	[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
D	Contractors Pollution Liability w/Professional Liability			MKLV2ENV103078	04/01/2023	04/01/2024	Each Claim Aggregate	2,000,000 2,000,000

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

RE: Rented/ Leased Equipment
Synergy Rents is additional insured with respect to General Liability if required by written contract.

CERTIFICATE HOLDER

Synergy Rents
1830 Mason Ave
Daytona Beach FL 32117

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

E-Verify

Company ID Number: 2993674

Approved by:

Employer Arazoza Brothers Maintenance LLC	
Name (Please Type or Print) Maria A Bermudez	**Title**
Signature Electronically Signed	**Date** 03/30/2026
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	**Title**
Signature Electronically Signed	**Date** 03/30/2026

MONTERRA
COMMUNITY DEVELOPMENT DISTRICT



Together We Cover More Ground

SECTION 3

PROPOSAL FOR LAWN / LANDSCAPE MAINTENANCE

Proposal of:

(name) Arazoza Brothers Maintenance LLC
(address) 7027 SW 87th Ct, Miami, FL 33173

to furnish all materials, equipment and labor and to perform all Work in accordance with the Contract Documents for:

"Lawn / Landscape and within the Monterra Community Development District"
Gentlemen:

The undersigned, as Proposer, hereby declares that the only person or persons interested in the Proposal, as Principal or Principals, is or are names herein and that no other person than herein mentioned has any interest in the Proposal of the Contract to which the Work pertains; that this Proposal is made without connection or arrangement with any other person, company, or parties making a bid or Proposal and that the Proposal is in all respects fair and made in good faith without collusion or fraud.

The Proposer further declares that he has examined the site of the Work; that he has made sufficient investigations to fully satisfy himself that such site is a correct and suitable one of this Work; and he assumes full responsibility therefore; that he has examined the Specifications for the Work and from his experience and from professional advice that the Specifications are sufficient for the Work to be done and he has examined the other Contract Documents relating thereto, including the Advertisement for Bids, Instructions to Proposers, Proposal, Contract, General Conditions, and he has read all Addenda prior to the opening of bids, and that he has satisfied himself fully, relative to all matters and conditions with respect to the Work to which this Proposal pertains.

The Proposer proposes and agrees, if this Proposal is accepted, to contract with the Owner in the form of contract specified to furnish all necessary materials, all equipment, all necessary machinery, tools, apparatus, means of transportation, and labor necessary to complete the Work specified in the Proposal and the Contract, and called for by the Specifications and in the manner specified.

Each Proposer shall submit one bid encompassing all proposal areas; or may bid on any combination of the Proposal Areas. The District reserves the right to award one Contract to one Proposer for all areas described in the Proposal or may award multiple Contracts to different Proposers for anyone individual Proposal Area or combination of Proposal Areas.

The Proposer further proposes and agrees to comply in all respects with time limits for commencement of the Work as stated in the Contract Form.

The Proposer further agrees to execute a Contract and furnish all required information within ten

(10) consecutive calendar days after written notice being given by the Owner of the award of Contract, and the undersigned agrees that in case of failure on his part to execute the said Contractor, the award of the Contract may be rescinded at the option of the Owner within the ten

(10) consecutive calendar days after the award of the Contract.

The undersigned agrees to accept full compensation therefore the total of the lump sum prices, and extended unit prices items named in the following schedule. It is understood that the unit prices quoted or established for a particular item are to be used for computing the amount to be paid to the Contractor, based on the Work actually performed as determined by the Contract and the Owner. However, in utilizing the schedule, the Proposer agrees that in no event shall the compensation paid to Proposer under the Contract exceed the dollar amount of the Proposer's Proposal amount.

Proposer's Certificate No. N/A

Proposer's Occupational License ***Broward County Tax Receipt No. 324-224739***
WITNESS Type of Business: Lawn Maintenance/Landscape

By:

Claudia Pacheco

Claudia Pacheco, Branch Administrator

Signature of Authorized Agent

Alberto Arazoza, President/Managing Member

Monterra CDD

2026 Storm Cleanup Agreement and Pricing Worksheet

The following pricing is effective when a named Tropical Storm/Hurricane has occurred with landscape damage requiring specialized equipment and clean up. Agrees and commits its prioritized efforts and response to clear traffic flow of fallen hazardous, damaged trees to afford safe passage for Emergency Vehicles and the safety of citizens. Because damage may be isolated due to subsequent, localized tornadic occurrences, hourly rates will prevail and be billed from door to door to include travel time. Invoicing will be authorized only by written agreement with owners or designated representatives and Arazoza Brothers Authorized Representative.

Hourly rates as follows*

Ground Crew Member	**$75.00/hour**
Crew Leader/Driver Labor	**$85.00/hour**
Chainsaw with operator	**$95.00/hour**
Dump/Haul Away Per Truck Load	**$250/Truck Load**
Skid Steer with operator (3 hour minimum)	**$195.00/hour**
Manlift with operator (3 hour minimum)	**$195.00/hour**
Material For Staking Trees – 1 banding kit including (3) 2x4**	**$60.00 Per Kit**
Material For Staking Trees – Lodge Pole Kit and Strapping (3 Lodge Poles)**	**$55 Per Kit**

If grapple truck or other heavy machinery is necessary, market pricing will be provided
****Tree staking time is based on set labor rate pricing plus material and equipment rental fees for larger trees if necessary***

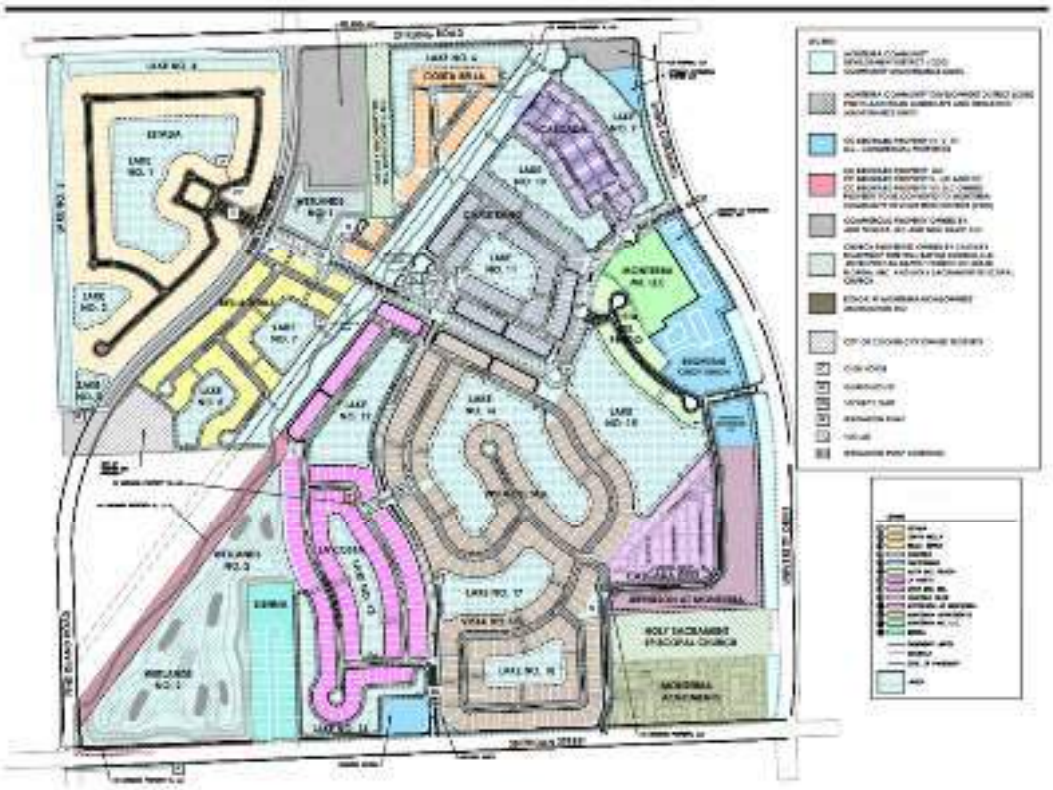
Job Site: **Monterra CDD**

Job Site Representative: _____

Signature: 

Date: _____

Site Area Coverage Maps





Description	Annual Qty.
Mowing Services* *-Mowing, edging, string trimming, and blowing. Soft bed edging is performed every other service* **Mowing height shall be four (4") inches within the community proper; four and one half (4 ½) inches exterior to the district's perimeter walls and fences, and five (5") inches in the FPL easement*	42
Detail Services* *-Trimming of shrubs and hedges up to 8'. Treatment of bed weeds, concrete surfaces, and driveways using mechanical and chemical means* *-Palms maintained as needed up to 12'. Including dead/declining palm fronds, palm fronds from touching building, seed pod removal. Not a substitute for hurricane pruning* *-Hardwood Trees as needed up to 8'. Removing branches up to 1.5" caliper from touching buildings or for line of site clearance. Not a substitute for structural pruning that would require an arborist* **Pricing includes **one hedge trimming per month**. Any additional trimming requested by the District will be quoted separately.*	12
Irrigation Services	N/A
Agronomic Services	N/A
Total Annual Base Maintenance Cost ***Per Month***	***$996,000.00*** ***$83,000.00***

PROPOSAL SUBMISSION

BrightView



LAWN-LANDSCAPE MAINTENANCE
MONTERRA CDD
8451 MONTERRA BLVD COOPER CITY FL. 33024
THURSDAY, SEPTEMBER 24, 2026, at 12:00PM.

PRESENTED BY BRIGHTVIEW
CRAIG OFFUTT & JEREMY CRUZ
440 SAWGRASS CORPORATE PKWY
SUNRISE FL. 33325

LETTER OF INTEREST

Dear Mr. Vega and Members of the Board of Supervisors:

BrightView Landscape Services is pleased to submit our proposal to provide landscape maintenance services for the Monterra Community Development District.

Monterra should not have to choose between the responsiveness of a local contractor and the resources of a national organization. With BrightView, the District receives both.
We understand this contract requires far more than mowing, pruning, and weeding. Monterra encompasses more than 480 acres, approximately nine miles of roadways, eighteen pond banks, medians, common areas, rights-of-way, stormwater-sensitive areas, the FPL easement, and highly visible residential landscapes. Successfully maintaining this environment requires experienced people, disciplined supervision, dependable equipment, strong communication, safety compliance, and the resources to respond when conditions change.

BrightView's proposal directly addresses the District's evaluation criteria through:
Qualified Personnel: Dedicated local management, experienced supervision, permanent field employees, and regional support.
Proven Experience: Extensive experience maintaining complex South Florida residential, commercial, municipal, and high-profile landscapes.
Clear Scope Understanding: Detailed planning for Monterra's roadways, pond banks, easements, common areas, traffic exposure, debris control, pruning, and service frequencies.
Resource Strength: Commercial equipment, backup resources, safety programs, technical specialists, financial stability, and storm-response capabilities.
Responsible Value: Competitive pricing supported by the labor, supervision, equipment, and quality controls required to perform the work consistently.

Our commitment is simple: protect Monterra's appearance, reduce service risk, communicate proactively, and perform at a level that gives the District confidence that the work will be completed correctly, consistently, and professionally.

BrightView respectfully welcomes the opportunity to become Monterra CDD's landscape partner and to demonstrate the value of a company that combines local accountability with the strength, systems, and resources required to support the District for the long term.

Respectfully submitted,



BrightView Landscape Services

SECTION 3

PROPOSAL FOR LAWN / LANDSCAPE MAINTENANCE

Proposal of:

(name) BRIGHTVIEW LANDSCAPE SERVICES

(address) 440 SAWGRASS CORPORATE PKWY
#102
SUNRISE FL 33323

to furnish all materials, equipment and labor and to perform all Work in accordance with the Contract Documents for:
"Lawn / Landscape and within the Monterra Community Development District"

Gentlemen:

The undersigned, as Proposer, hereby declares that the only person or persons interested in the Proposal, as Principal or Principals, is or are names herein and that no other person than herein mentioned has any interest in the Proposal of the Contract to which the Work pertains; that this Proposal is made without connection or arrangement with any other person, company, or parties making a bid or Proposal and that the Proposal is in all respects fair and made in good faith without collusion or fraud.

The Proposer further declares that he has examined the site of the Work; that he has made sufficient investigations to fully satisfy himself that such site is a correct and suitable one of this Work; and he assumes full responsibility therefore; that he has examined the Specifications for the Work and from his experience and from professional advice that the Specifications are sufficient for the Work to be done and he has examined the other Contract Documents relating thereto, including the Advertisement for Bids, Instructions to Proposers, Proposal, Contract, General Conditions, and he has read all Addenda prior to the opening of bids, and that he has satisfied himself fully, relative to all matters and conditions with respect to the Work to which this Proposal pertains.

The Proposer proposes and agrees, if this Proposal is accepted, to contract with the Owner in the form of contract specified to furnish all necessary materials, all equipment, all necessary machinery, tools, apparatus, means of transportation, and labor necessary to complete the Work specified in the Proposal and the Contract, and called for by the Specifications and in the manner specified.

Each Proposer shall submit one bid encompassing all proposal areas; or may bid on any combination of the Proposal Areas. The District reserves the right to award one Contract to one Proposer for all areas described in the Proposal or may award multiple Contracts to different Proposers for anyone individual Proposal Area or combination of Proposal Areas.

The Proposer further proposes and agrees to comply in all respects with time limits for commencement of the Work as stated in the Contract Form.
The Proposer further agrees to execute a Contract and furnish all required information within ten (10) consecutive calendar days after written notice being given by the Owner of the award of Contract, and the undersigned agrees that in case of failure on his part to execute the said Contractor, the award of the Contract may be rescinded at the option of the Owner within the ten (10) consecutive calendar days after the award of the Contract.

The undersigned agrees to accept full compensation therefore the total of the lump sum prices, and extended unit prices items named in the following schedule. It is understood that the unit prices quoted or established for a particular item are to be used for computing the amount to be paid to the Contractor, based on the Work actually performed as determined by the Contract and the Owner. However, in utilizing the schedule, the Proposer agrees that in no event shall the compensation paid to Proposer under the Contract exceed the dollar amount of the Proposer's Proposal amount.

Proposer's Certificate No. 95-4194223

Proposer's Occupational License 324-9896

WITNESS

Jeremy Cruz

By: 

Signature of Authorized Agent

Exhibit C – Signatory Authority
(Last updated 5.18.2026)

Individual	Title
Michael Dozier	CCO
Andrew Hart	SVF, Finance
Enrico Marogna	DVP, West Division
Todd Chestnut	DVP, East Division
Aaron Strange	RVP, Southeast
Charles Gonzalez	RVP, South Florida



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PLACE OF BUSINESS

BrightView Landscape Services, Inc.

440 Sawgrass Corporate Parkway, Sunrise Fl. 33325

Peter Olmedo, Branch Manager

Peter.Olmedo@brightview.com

954 431 1111







Company Profile

A National Leader. A Local Partner.

BrightView Landscape Services is one of the largest and most trusted landscape companies in the U.S., providing comprehensive landscape solutions that enhance properties, strengthen communities, and create lasting value.



Since **1939**

24,000+ Team Members

300+ Branch Offices

A Healthier, Greener Future



PROVEN EXPERTISE.
COMPREHENSIVE SERVICES.
STRONGER COMMUNITIES.

Mowing · Gardening · Mulching · Snow Services · Tree Care · Water Management & Irrigation · Sweeping & Parking Lot Services · Landscape Installation · Disaster Recovery · Sports Fields · Sports Fields · Golf Course Maintenance · Landscape Design

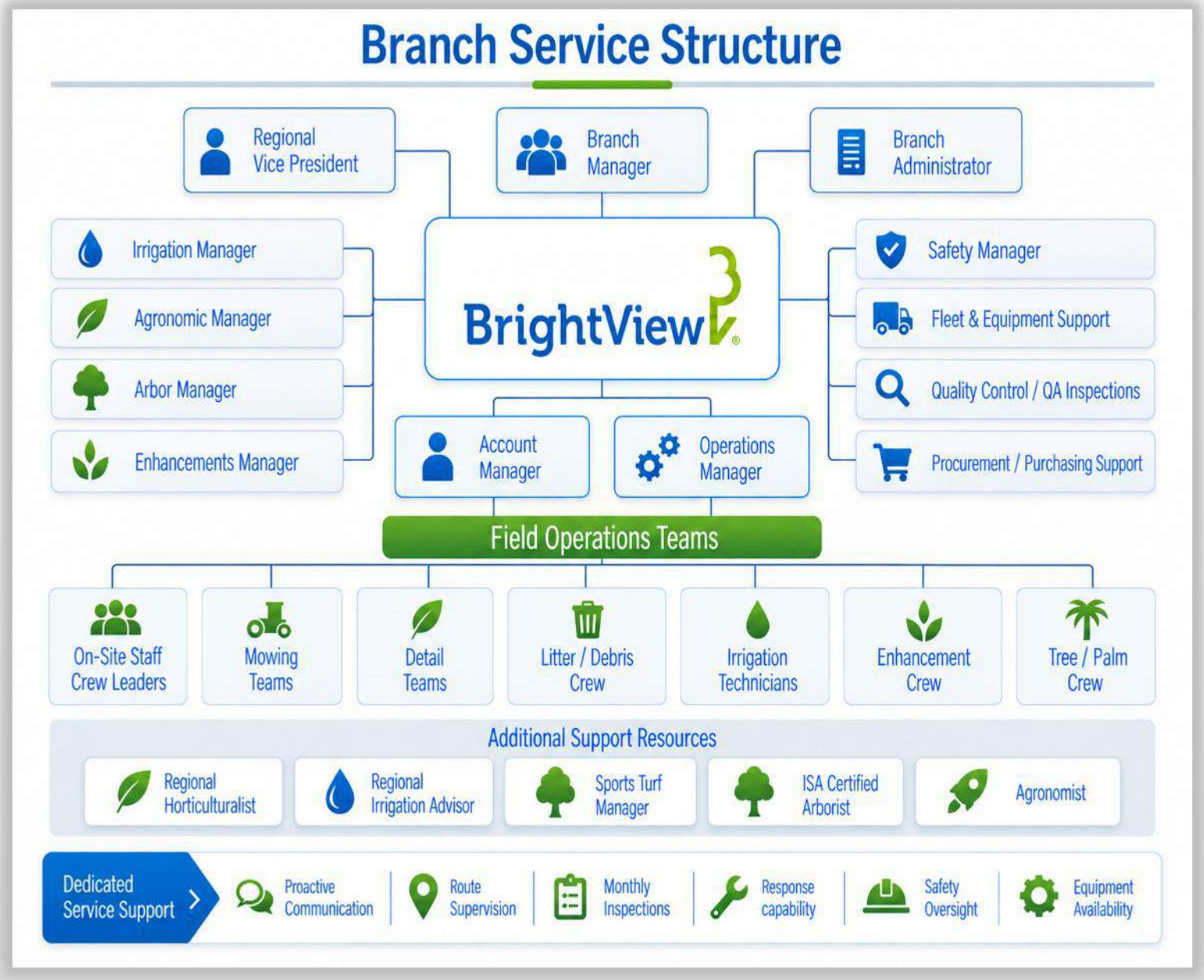
Design + Preconstruction · Masonry + Concrete · Hardscape Installation · Pool + Water Features · Soil Mixing + Testing · Sports Field Installation

85+ YEARS OF EXPERIENCE

300+ BRANCHES NATIONWIDE

24,000+ TEAM MEMBERS

LANDSCAPES THAT MAKE A DIFFERENCE


Branch Service Structure
Regional Vice President
Branch Manager
Branch Administrator
Irrigation Manager
Agronomic Manager
Arbor Manager
Enhancements Manager
BrightView
Safety Manager
Fleet & Equipment Support
Quality Control / QA Inspections
Procurement / Purchasing Support
Account Manager
Operations Manager
Field Operations Teams
On-Site Staff Crew Leaders
Mowing Teams
Detail Teams
Litter / Debris Crew
Irrigation Technicians
Enhancement Crew
Tree / Palm Crew
Additional Support Resources
Regional Horticulturalist
Regional Irrigation Advisor
Sports Turf Manager
ISA Certified Arborist
Agronomist
Dedicated Service Support
Proactive Communication
Route Supervision
Monthly Inspections
Response capability
Safety Oversight
Equipment Availability


BrightView
Landscape Services
8440
People
Plants
Possibilities



Andres Roman, Account Manager
12+ Year Employee

Andres will be the Manager for the project and will be assigned during the transition to BrightView

Mr. Roman has over 20 years experience in the industry

He BMP Certified, Florida Friendly Landscape Certified and an FNGLA Member







Anthony Rodriguez, Operations Manager
8+ Year Employee

Anthony will be the Operations Manager for the project and will be assigned during the transition to BrightView

Mr. Rodriguez has over 12+ years experience in the industry

He BMP Certified, Florida Friendly Landscape Certified







Peter Olmedo, Branch Manager
14+ Year Employee

Peter currently manages the BrightView business that services Central, West Broward and NW Miami Dade Co. He has been involved in all aspects of BrightView service offerings during his 14 years.

Mr. Olmedo has 18 years experience in the industry attending the University of Florida to study Sports Turf Management

Peter will ensure the Account Manager, and their team are performing to expectations. With regular walks of the sites, she will assist in quality site assessments that make your landscape site thrive. He has full autonomy to make all decisions to support this project.



Isabella Rossini, Irrigation Supervisor
3+ Year Employee

Key Responsibilities: Responsible for the performance, efficiency, repair, scheduling, and overall management of irrigation systems across assigned properties. The role ensures that landscapes receive the correct amount of water while minimizing waste, preventing damage, and supporting healthy turf and plant material.

Works closely with Account Managers, Operations Managers, agronomic teams, and field crews to ensure irrigation systems operate reliably and support the overall health and appearance of the landscape.



Christopher DiFilippi, Arbor Manager
10+ Year Employee

Key Responsibilities: provides specialized oversight of the property's tree and palm care program, focusing on safety, plant health, structural integrity, appearance, and long-term canopy management. Through routine observations, proactive pruning recommendations, specialty crew supervision, and coordination with certified arboricultural resources, the Arbor Manager helps identify potential concerns before they develop into larger safety or property issues. Working closely with the Account Manager, Operations Manager, agronomic team, and irrigation professionals, this position ensures tree and palm services are safely planned, professionally executed, inspected, and documented to support a healthy and sustainable landscape.



Jean Beauvais, IPM Supervisor
10+ Year Employee

Key Responsibilities: Oversee the health and protection of the property's turf, shrubs, trees, palms, and ornamental plant material. Through routine inspections, proper diagnosis, scheduled fertilization, targeted pest-management practices, and ongoing technician supervision, Jean ensures agronomic programs are applied safely, responsibly, and in accordance with all regulatory requirements.

Working closely with the Account Manager, Operations Manager, irrigation team, and field crews.



Juan Martinez, Enhancement Manager
13+ Year Employee

Key Responsibilities: Responsible for the performance, efficiency, repair, scheduling, and overall management of irrigation systems across assigned properties. The role ensures that landscapes receive the correct amount of water while minimizing waste, preventing damage, and supporting healthy turf and plant material.

Works closely with Account Managers, Operations Managers, agronomic teams, and field crews to ensure irrigation systems operate reliably and support the overall health and appearance of the landscape.



Carlos Victoria, Regional Irrigation Manager
15+ Year Employee

Carlos Victoria brings over 30 years of experience in construction and irrigation. As founder of Victoria Construction (1993) and Central Irrigation (2007), he developed broad expertise across both fields.

Today, Carlos serves as BrightView's South Florida Regional Irrigation Advisor, providing expert guidance to ensure irrigation systems throughout the Property are efficient, sustainable, and expertly maintained.



Shannon Denouden, Associate Branch Manager
20+ Year Employee

Shannon Denouden brings close to 30 years of landscaping experience. She has been with BrightView for 20 years and holds an Associate's Degree in Landscape Design and Landscape Horticulture.

Her extensive background includes landscape design, renderings, plans, and long-term landscape vision. She is also a former Certified Arborist with broad expertise in both design and maintenance operations. Shannon's leadership and industry knowledge make her a valuable addition to the Pembroke team.

Shannon will conduct regular site walks to assist in quality site assessments that help the landscape thrive. She will also be part of the Inter Miami team, supporting Peter and the crews to ensure Inter Miami has full coverage at every managerial level.

LABOR RESOURCE

BRANCH SUPPORT	Qty
Crew Leader (s)	20+
Gardener (s)	100+
Agronomic Technician	3+
Irrigation Technician (s)	10+
Enhancement Labor	30+
Enhancement Crew Leader	10+
Tree Care Labor	40+
Tree Care Specialty | Climber-Trimmer	40+
Operations Manager	4
Account Manager	5
Associate Branch Manager	1
Branch Manager	1

REGIONAL SUPPORT	Qty
Account Manager	1
Branch Manager	1
Irrigation Manager	2
Agronomic Manager	1
Agronomist	1
Arbor Manager	1
Enhancement Manager	1
Horticulturalist	1
Multiple Branches Labor Support	10+
Multiple Branches Equipment Support	10+



EQUIPMENT RESOURCES

Trucks	Qty
F-250	25+
F-350	25+
F-450	25+
Isuzu NPR	25+
Ford Maverick	15+
Isuzu Enclosed Dovetail 20’	5+



Trailers	Qty
Suncoast 7’ x 14’ Enclosed Trailer	25+
Wood Deck 16’ Open Skid Steer Trailer	10+
Carry-On 6’ x 12’	10+
Carry On 6 x 12’ Utility with sides	10+



Mowers	Qty
Toro Zero Turn | 40”-72”	50+
Toro Push Mowers | 21”-30”	50+
Toro | Wright Stander | 36”-52”	50+
GreenWorks Electric | 36”-52”	15+



2 –Cycle | Battery	Qty
Stihl Stick Edger, Weed eater Gas	100+
Stihl Blowers Gas	100+
Stihl Blower Electric	30+
Stihl Trimmers Electric	30+
Stihl Chainsaws Electric	20+



Misc Equip	Qty
Bobcat Skid Steer	50+
Kubota Loader	50+
Aerator	10+
Water Truck	10+
Z-Sprayer	10+
Gator UTV	50+
EZ Go UTV	25+
Club Car UTV	25+
Bucket Truck	25+
Aerial Lifts	25+
Leaf Dragon 12”	5+
Apprentice Loader (40 yd)	5+




BrightView
BELLA VISTA
BrightView
GREAT
NEIGHBORS
BRIGHTER
COMMUNITIES

CURRENT WORKLOAD

BrightView Landscape Services maintains a disciplined workload-management process to ensure that every awarded contract is supported with the appropriate personnel, supervision, equipment, and operational resources.

Our recent, current, and projected workload demonstrates both the strength of our South Florida operations and our ability to absorb the Monterra CDD contract without compromising service levels on existing commitments.

BrightView's proposal includes evidence of previously awarded contracts of comparable size, complexity, and service requirements, together with current account responsibilities, staffing levels, management capacity, and available equipment resources.

PROJECTED WORKLOAD

Projected at the branch and regional levels to confirm that sufficient labor, leadership, fleet, and backup resources are available before new work is accepted. This structured approach provides Monterra CDD with confidence that BrightView has the proven experience, existing contract base, and forward-looking capacity necessary to mobilize quickly, maintain schedule compliance, and deliver consistent, high-quality performance throughout the full term of the agreement.

DIVERSIFIED PORTFOLIO

BrightView deliberately maintains a diversified portfolio across residential communities, commercial properties, municipalities, healthcare campuses, hospitality environments, and other complex landscape accounts so that our operations are not overly concentrated in any single market segment. This diversification strengthens resource planning, workforce stability, equipment utilization, and management continuity while allowing our teams to apply proven operating practices across multiple property types.

We also recognize that a significant HOA and residential portfolio requires a higher level of attention to detail, communication, supervision, and service consistency because the work is performed in highly visible environments where residents, property managers, boards, and community leadership evaluate performance every day. For that reason, BrightView supports its HOA portfolio with layered management oversight, dedicated account leadership, field supervision, routine quality inspections, documented service planning, and clear escalation procedures.

This structure enables us to manage a substantial workload without sacrificing responsiveness or landscape quality, while providing Monterra CDD with the focused attention, accountability, and operational discipline expected of a premier residential community.


BrightView
Landscape Services

Resource Dimension	Feasibility Rating	Strategic Assessment
People (Labor)	**Strong / Stable**	Corporate emphasis on employee retention keeps crew sizes consistent, though overtime remains strictly managed.
Equipment	**Excellent**	backed by $250 million in annual capital spending on fresh commercial machinery and trucks.
Plant Materials	**Excellent**	Large credit facilities and immense market scale ensure bulk purchasing power with regional Florida nurseries.
Financial Stability	**Secure Runway**	The debt maturity extension to 2033 guarantees that BrightView will not face insolvency or abrupt operational failure during the contract lifecycle.

BrightView is a publicly traded company – Financial information can be found on the link below

https://investor.brightview.com/financials-and-filings/sec-filings/default.aspx

Sources of purchasing power

Scale: As a large company, Brightview has a significant volume of purchases, which provides leverage in negotiations with suppliers and vendors, according to BrightView.
Long-standing relationships: The company has established purchasing relationships with vendors and equipment suppliers around the world, allowing it to secure supplies and equipment even during shortages, notes BrightView.

Strategic procurement: BrightView employs procurement professionals who manage strategic purchases of both materials and equipment to fulfill client commitments, says BrightView.
Investment in equipment: Its size enables it to invest in newer, more reliable, and ergonomically improved equipment, which benefits its crews and improves operational efficiency, according to BrightView.

Financial context

Revenue: The company's total revenue was approximately $789 million for the fourth quarter of fiscal 2025, indicating its large operational scale, as reported by Lawn & Landscape.
Market capitalization: As of November 2025, the market capitalization was approximately $1.28 billion, demonstrating the company's significant market value, according to Companies Market Cap.


PROVEN EXPERTISE.
COMPREHENSIVE SERVICES.
STRONGER COMMUNITIES.
Mowing
Gardening
Mulching
Snow Services
Tree Care
Water Management & Irrigation
Sweeping & Parking Lot Services
Landscape Installation
Disaster Recovery
Sports Fields
Sports Fields
Golf Course Maintenance
Landscape Design
Design + Preconstruction
Masonry + Concrete
Hardscape Installation
Pool + Water Features
Soil Mixing + Testing
Sports Field Installation
85+
YEARS OF EXPERIENCE
300+
BRANCHES NATIONWIDE
24,000+
TEAM MEMBERS
LANDSCAPES THAT MAKE A DIFFERENCE





Client Name	HARBOR ISLANDS POA
Contract Value	$1,500,000+
Contract Term	2000 to Present

Information

Harbor Islands is an approximately 192-acre, private guard-gated waterfront community consisting of approximately 481 residences across eight distinct neighborhood associations and approximately six miles of internal roadways. The property includes extensively landscaped entrances, medians, rights-of-way, swales, residential streetscapes, waterfront common areas, recreational amenities, a 20-acre park and a 190+ slip marina.

BrightView's experience maintaining this highly visible, complex South Florida residential environment demonstrates our ability to coordinate large-scale landscape operations while delivering the detail, consistency and presentation standards expected within premier master-planned communities. BrightView performs all services regarding landscape and grounds maintenance. Teams are also available for pressure cleaning and all individual requests for each homeowner





Client Name	DORAL ISLES
Contract Value	$2,500,000+
Contract Term	2022 to Present

Information

Doral Isles is an approximately 640-acre, private guard-gated master-planned community consisting of approximately 1,970 residences distributed among 13 distinct residential villages and an estimated 10+ miles of internal roadways. The scale, density and presentation standards associated with Doral Isles demonstrate the operational coordination, workforce depth and attention to detail required to successfully maintain a large, high-profile South Florida residential community.

BrightView's experience maintaining this highly visible, complex South Florida residential environment demonstrates our ability to coordinate large-scale landscape operations while delivering the detail, consistency and presentation standards expected within premier master-planned communities. BrightView performs all services regarding landscape and grounds maintenance. Teams are also available for pressure cleaning and all individual requests for each homeowner

A Valued Partner for 4+ Years





Client Name	WILLIAMS ISLAND POA
Contract Value	$1,200,000+
Contract Term	2018 to Present

Information

Doral Isles is an approximately 640-acre, private guard-gated master-planned community consisting of approximately 1,970 residences distributed among 13 distinct residential villages and an estimated 10+ miles of internal roadways. The community includes extensive lakefront landscapes, entrances, medians, residential streetscapes, common areas and resort-style recreational amenities. The scale, density and BrightView's experience maintaining this highly visible, complex South Florida residential environment demonstrates our ability to coordinate large-scale landscape operations while delivering the detail, consistency and presentation standards expected within premier master-planned communities. BrightView performs all services regarding landscape and grounds maintenance. Teams are also available for pressure cleaning and all individual requests for each homeowner

A Valued Partner for 8+ Years





Client Name	AMERANT BANK ARENA
Contract Value	$700,000+
Contract Term	2022 to Present

Information

Amerant Bank Arena is a high-profile sports and entertainment campus encompassing approximately 140 acres, anchored by an 872,000-square-foot arena and supported by approximately 7,200 parking spaces, multiple major parking fields, seven controlled access points and an extensive network of internal roadways, pedestrian corridors and landscaped perimeter areas.

The property accommodates approximately 20,000 guests per event and hosts more than 125 events and 1.2 million visitors annually, requiring landscape operations to be coordinated around substantial vehicular and pedestrian activity, event schedules and exceptionally high presentation standards. Approximately 4 miles of roadway are maintained including a natural preserve area

BrightView supports the arena with onsite teams Monday-Friday for all exterior grounds and landscape maintenance.

A Valued Partner for 4+ Years





Client Name	CITY OF WESTON
Contract Value	$2,000,000+
Contract Term	2000 to Present

Information

The City of Weston encompasses approximately 27 square miles and maintains an expansive municipal landscape network consisting of approximately 52 miles of streets, 50+ miles of bicycle lanes, more than 245 acres of parkland across 15 parks and recreational facilities, and more than 41,000 inventoried trees. Weston's signature landscape environment extends throughout its major roadway corridors, medians, rights-of-way, berms, swales, entrances and public spaces, requiring consistent maintenance of turf, palms, hardwood trees, shrubs, hedges, ornamental beds and sophisticated irrigation systems.

BrightView maintains 10+ miles of roadways and 100+ acres of parks for The City of Weston. Staffing 7 days a week at parks and daily staffing in maintaining of roadways Monday-Friday

A Valued Partner for 25+ Years



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Previous On List | Next On List | Return to List

Events | Name History

brightview landscape Search

Detail by Entity Name

Florida Profit Corporation

BRIGHTVIEW LANDSCAPE SERVICES, INC.

Filing Information

Document Number	K51636
FEI/EIN Number	95-4194223
Date Filed	12/15/1988
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/10/2024
Event Effective Date	NONE

Principal Address

980 Jolly Road
Suite 300
Blue Bell, PA 19422

Changed: 03/31/2025

Mailing Address

980 Jolly Road
Suite 300
Blue Bell, PA 19422

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: BRIGHTVIEW LANDSCAPE SERVICES
Receipt #: 324-9896
Business Type: LAWN MAINTENANCE/LANDSCAPE (LANDSCAPING)

Owner Name: BRIGHTVIEW LANDSCAPE SERVICES
Business Location: 440 Sawgrass Corporate Pkwy #102
Sunrise Fl. 33325
Business Phone:
Business Opened: 01/02/2008
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		10		

Signature

For Vending Business Only
Number of Machines: **Vending Type:**

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
81.00	0.00	0.00	0.00	0.00	0.00	81.00

Receipt #WWW-24-00275942
Paid 07/03/2025 81.00

LICENSEE DETAILS

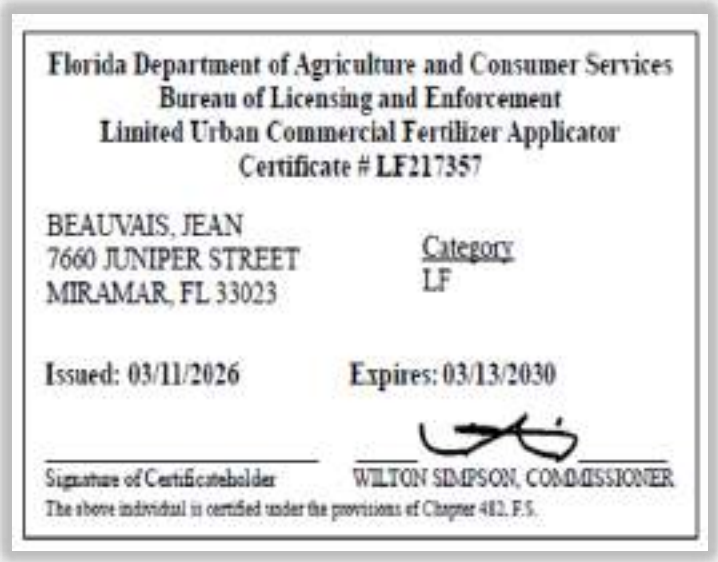
7:22:15 AM 9/21/2026 EST

License Information

Name	VICTORIA, CARLOS M (Primary Name)
DBA Name	BRIGHTVIEW LANDSCAPE SERVICES, INC.
Main Address	8975 SOUTHWEST 198TH TERRACE MIAMI Florida 33157
County	Dade
License Location	4155 EAST MOWRY DRIVE HOMESTEAD Florida 33033
County	Dade

License Information

License Type	Certified Plumbing Contractor
Rank	Cert Plumbing
License Number	CFC1429383
Status	Current,Active
Licensure Date	09/17/2015
Expires	08/31/2028
Special Qualifications	Qualification Effective
Construction Business	09/17/2015



Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Limited Urban Commercial Fertilizer Applicator
Certificate # LF217357

BEAUVAIS, JEAN
7660 JUNIPER STREET
MIRAMAR, FL 33023

Category
LF

Issued: 03/11/2026

Expires: 03/13/2030

Signature of Certificateholder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.



Institute for Cross-Connection

This Card Certifies that

CARLOS VICTORIA

has successfully completed the requirements for

Backflow Prevention Assembly Tester

CERTIFICATION #: H03178

EXPIRATION: 09/12/2027

CERTIFICATION CARD
(C) Backflow.com



State of Florida
Florida Department of Agriculture and Consumer Service
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

JOSE ZEPEDA

Lawn and Ornamental



Irrigation

IRRIGATION ASSOCIATION

Certifies that on

March 31st, 2022

Carlos Victoria

Has earned the designation of

Certified Irrigation Technician

Select Certified



The International Society of Arboriculture

Christopher DiFilippi

ISA Certified Arborist®



CTSP

Certified Treecare Safety Professional

This certifies that

Chris DiFilippi

has attained the status of
Certified Tree Care Safety Professional
from the Tree Care Industry Association

Certification Number: 08183

Renewal Date: 2/9/2028

TCIA



North Carolina State University

Jason Gregory Bailey

Bachelor of Science

in Agronomy



University of Georgia

CENTER FOR CONTINUING EDUCATION

hereby awards

Nakita Shim

this

CERTIFICATE OF PROGRAM COMPLETION

for fulfilling the requirements of the Continuing Education Program in

Sports Turfgrass Management Certificate



FNGLA CERTIFIED PROFESSIONAL INSTALLATION

The Florida Nursery, Growers & Landscape Association

Confers on

Nakita Shim

T9353716

The Title of

FNGLA Certified Landscape Technician (FCLT)

Expiration Date: 06/30/2027
Certified Since: 5/6/2022

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director



METRO

Certificate of Completion

Jean Jenny

BrightView Landscape Services

Flagger - Basic

Jeremiah McCarthy



FNGLA CERTIFIED PROFESSIONAL MAINTENANCE

The Florida Nursery, Growers & Landscape Association

Confers on

Nakita Shim

M9353716

The Title of

FNGLA Certified Landscape Maintenance Technician (FCLMT)

Expiration Date: 06/30/2027
Certified Since: 4/15/2022

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director



CERTIFICATE OF COMPLETION

RANDY TREVIÑO

FDOT

COPIES OF ALL APPLICABLE LICENSES

- ATSSA Certified - Temporary Traffic Control Supervisor
- American Red Cross AED/CPR | First Aid
- American Red Cross AED/CPR | First Aid Instructor
- OSHA 10-30 Card – Construction Safety and Health
- FL Pesticide Applicator Certificate – Registered Tech
- BVLS – Excavation Safety – Competent Person Training
- BVLS – Forklift Safety – Trainer
- BVLS Fall Protection Training
- BVLS Fall Protection – Competent Person | Trainer
- Pesticide Applicator Certificate for Lawn and Ornamentals
- ISA Certified Arborist
- Certified Mangrove Trimmer
- ISA Certified Arborist
- Certified Tree Risk Assessor
- Florida Certified Horticulturist
- Florida Certified Pesticide Applicator
- Certified Irrigation Contractor and Certified Landscape Irrigation Auditor by the Irrigation Association which is a national certifying body for the irrigation industry.
- Average tenure of 15 years green industry experience
- Degreed Horticulturalist | Turf Managers
- Masters of Business Administration

BrightView Landscape Services intends to perform the full scope of contracted landscape services utilizing our own trained workforce, management team, specialized personnel, equipment, and operational resources, without reliance on subcontractors.

This self-perform model provides greater control over service quality, safety, scheduling, accountability, and responsiveness while ensuring consistent standards throughout the entire term of the contract. By keeping the work under direct BrightView supervision, clients benefit from a single point of responsibility, stronger communication, faster issue resolution, and the confidence that every service is being delivered by personnel operating under BrightView's established training, safety, and quality-control programs.


BrightView
Landscape Services
Great Landscapes
Stronger Businesses
PEOPLE
PLACES
POSSIBILITIES
Your
Landscape Partner
for What's Next
BrightView

LANDSCAPE MAINTENANCE SCOPE | SCHEDULE | PRICE

SERVICES	NOTES | COMMENTS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
On-Site Crew | Minimum 3 Days Per Week														
Mowing | Edging | Line Trimming	Blitz Mowing	3	3	3	4	4	4	4	4	4	3	3	3	42
Blowing | Detail Tasks | Removing Debris	Litter | Leaf | Trash	3	3	3	4	4	4	4	4	4	3	3	3	42
Daily Porter | Monday-Friday Ea Week	Palm Fronds, Litter, Weeds	4	4	4	5	4	5	4	5	4	4	5	4	52
Drain Inspections	Remove and Dispose	2	2	2	3	3	3	3	3	3	2	2	2	30
Power Shear & Prune Shrubs "selective"	up to 8'	1	1	1	1	1	1	1	1	1	1	1	1	12
Hand Prune Shrubs "selective"	Health & Nature of Plant	1	1	1	1	1	1	1	1	1	1	1	1	12
Bed & Paver Weed Control w-PreM	Non-Selective Herbicide	4	4	4	5	4	5	4	5	4	4	5	4	52
Vine Control	Invasive in Bed Areas	4	4	4	5	4	5	4	5	4	4	5	4	52
Prune Small Palms and Ornamental Trees	Up to 8' on Trees | up to 12' on Palms	1	1	1	1	1	1	1	1	1	1	1	1	12
Supervise Crew w Operations Manager	Monday - Friday	4	4	4	5	4	5	4	5	4	4	5	4	52
Manage Property & Communication	Account Manager | Horticultural Degree	4	4	4	5	4	5	4	5	4	4	5	4	52
OSHA Compliance Policies and Regulations	At Each Visit	4	4	4	5	4	5	4	5	4	4	5	4	52
Areas Include 3 Tot Lot Playgrounds & Dog Park	Areas Listed Within RFP & Shown on Sitewalk	3	3	3	4	4	4	4	4	4	3	3	3	42
Monthly Inspection Report	Horticultural Knowledge	1	1	1	1	1	1	1	1	1	1	1	1	12
MAINTENANCE SERVICES														

TOTAL COST CONSIDERATION PER MONTH	**$80,866.02**
TOTAL COST CONSIDERATION PER YEAR	**$970,392.27**


PROVEN EXPERTISE.
COMPREHENSIVE SERVICES.
STRONGER COMMUNITIES.
Mowing
Gardening
Mulching
Snow Services
Tree Care
Water Management & Irrigation
Sweeping & Parking Lot Services
Landscape Installation
Disaster Recovery
Sports Fields
Sports Fields
Golf Course Maintenance
Landscape Design
Design + Preconstruction
Masonry + Concrete
Hardscape Installation
Pool + Water Features
Soil Mixing + Testing
Sports Field Installation
85+
YEARS OF EXPERIENCE
300+
BRANCHES NATIONWIDE
24,000+
TEAM MEMBERS
LANDSCAPES THAT MAKE A DIFFERENCE

Our Client Company ID Number for the E-Verify program is 132537.

Ensure 100% compliance with all labor and immigration laws ,we are enrolled in E-Verify in all states in which we operate.

The organization's participation in E- Verify improves our ability to ensure the individuals we hire and are working on our client's sites are authorized to work in the United States.

Additionally, E-Verify is only part of our robust employment verification program. The program includes a consistent policy and process enterprise-wide, as well as regular training of our staff and semi-annual auditing to maintain compliance with labor and immigration regulations.








BrightView
17


BrightView
844.620.9797

TRANSITION APPROACH

BrightView

BrightView's transition strategy is designed to provide Monterra CDD with a controlled, organized and seamless start-up process with no disruption to existing landscape services. Our approach establishes clear accountability from pre-mobilization through full operational stabilization, while creating measurable service standards, communication protocols and property-specific expectations.

PRE MOBILIZATION

- Conduct a comprehensive property walk with Monterra CDD representatives and BrightView leadership.
- Confirm landscape scope, service frequencies, community priorities, access requirements and special conditions.
- Document existing landscape, irrigation, turf, tree and plant health conditions through a baseline property assessment.
- Identify immediate horticultural, irrigation, safety and appearance concerns requiring early attention.
- Finalize dedicated staffing, supervisory structure, routes, equipment and service schedules.
- Assign Account Manager, Operations Manager and specialty-support teams for irrigation, agronomy and tree care.
- Stage equipment, vehicles, materials and safety resources required for contract commencement.
  Establish communication, reporting, escalation and quality-control protocols with Monterra CDD management.

DAY 1

- Deploy the dedicated Monterra CDD landscape team and required equipment.
- Introduce field leadership and key BrightView support personnel to CDD representatives.
- Complete an initial property-wide inspection before production activities begin.• Initiate mowing, edging, detailing, pruning, weeding, litter removal and other scheduled maintenance services.
- Verify irrigation system operating conditions and identify visible deficiencies or urgent repairs.
- Prioritize highly visible entrances, clubhouse areas, community roadways, common areas and resident-facing landscapes.
- Confirm daily production expectations and property-specific quality standards with the field team.
- Provide management with an initial start-up status update and document immediate action items.

FIRST 30 DAYS

- Complete a detailed landscape, irrigation, agronomic and tree-care assessment.
- Correct initial appearance deficiencies and establish consistent detailing standards throughout the community.
- Address priority weeds, overgrowth, pruning needs, irrigation deficiencies and turf-health concerns.
- Refine routes, labor allocation and production sequencing based on actual site conditions.
- Establish recurring irrigation wet checks and document repair recommendations.
- Begin property-specific fertility, pest-management and horticultural programs.
- Conduct regular Account Manager and Operations Manager quality inspections.
- Review service performance with Monterra CDD management and document agreed-upon priorities.
- Develop an initial enhancement and landscape-improvement opportunity list for future consideration.

60-90 DAYS

- Transition from start-up stabilization into a predictable long-term maintenance rhythm.
- Evaluate performance against agreed service standards, schedules and community expectations.
- Fine-tune manpower, routing, maintenance cycles and specialty-service coordination where appropriate.
- Review turf, plant, irrigation and overall landscape performance using quality-control observations and property data.
- Present proactive recommendations for landscape improvements, water efficiency and long-term asset protection.
- Establish seasonal priorities and forward-looking maintenance planning.
- Conduct a formal 60–90-day performance review with Monterra CDD representatives
- Confirm ongoing communication cadence, reporting standards and measurable improvement objectives.

BrightView's BrightPath Program is a structured workforce development and career advancement platform designed to build highly trained, engaged, and accountable landscape professionals. Through standardized onboarding, hands-on technical training, coaching, safety education, and progressive leadership development, BrightPath provides team members with a defined pathway from entry-level field positions through advanced crew leadership roles. This investment in people strengthens employee retention, develops skilled leaders from within, reinforces consistent operating standards, and creates greater continuity at the properties we serve. For our clients, BrightPath translates directly into a more knowledgeable, safety-focused and dependable workforce—supported by the training, supervision and resources necessary to deliver consistent quality and proactive service throughout the life of the contract..



For a large-scale community such as Monterra CDD, BrightView's service sequencing is built around a disciplined, zone-based path of motion that coordinates people, equipment, specialty services, and quality control across the entire property. Each service cycle begins with priority inspections of the clubhouse, main entrances, monument features, high-visibility roadways, and other resident-facing areas, followed by a planned progression of mowing, edging, string trimming, shrub and hedge pruning, bed detailing, weed control, blowing, and debris removal so crews move continuously through the community without unnecessary backtracking. Palm and tree work is scheduled separately based on clearance, appearance, safety, and seasonal requirements, including limb-up work and removal of fallen fronds. Porter services operate throughout the property to collect litter, palm debris, and landscape waste while inspecting curbs, sidewalks, drainage structures, and common areas for conditions requiring immediate attention or additional weed control. Irrigation, agronomic, tree-care, and enhancement specialists are integrated into the sequence as needed, allowing deficiencies to be identified, documented, assigned, and corrected without disrupting routine maintenance.

This coordinated approach gives Monterra CDD consistent coverage across its approximately 172-acre property while placing additional attention on the clubhouse, entrances, community frontages, and other high-impact areas that shape the daily resident and visitor experience.



MOT APPROACH

Production efficiency never takes priority over public or employee safety.

BrightView's Maintenance of Traffic approach is built around protecting employees, motorists, pedestrians and residents while maintaining uninterrupted access throughout the community. Before beginning landscape work within roadway corridors, medians, entrances and rights-of-way, our teams evaluate traffic flow, sight distances, work-zone exposure and pedestrian activity to determine the appropriate temporary traffic-control setup. Crews use clearly positioned cones, advance warning devices, high-visibility PPE, properly staged vehicles and, when required, dedicated spotters or flagging personnel to create a visible and controlled work zone.

Landscape activities such as mowing, edging, trimming, pruning, blowing, irrigation repairs and median detailing are sequenced to minimize time spent within active travel areas. Vehicles and equipment are positioned to provide separation between crews and traffic while maintaining safe roadway clearance and access. Work is planned during lower-traffic periods whenever practical, and crews continuously monitor changing traffic and site conditions throughout the operation.
Supervisors verify that traffic-control measures remain properly positioned as work progresses and that debris, clippings and equipment are kept out of active travel lanes. At the completion of each work area, BrightView removes temporary traffic-control devices only after the roadway, curb line and surrounding landscape have been inspected and left clean, safe and fully accessible.
This disciplined approach allows BrightView to maintain roadway medians and surrounding landscapes efficiently while prioritizing safety, visibility, communication and minimal disruption to the Monterra CDD community.



At BrightView, we believe that communication is the most important aspect of growing a successful service partnership…and we utilize these tools to keep our customers informed on services that occur day in and day out

Routine	Daily	Weekly	Monthly
Turf	Inspect for irrigation issues Look for agronomic issues Remove debris/trash	Perform mow maintenance Inspect irrigation zones Perform IPM inspections	Submit schedules to management Adjust agronomic schedule if necessary
Plant Material	Weed beds Monitor agronomic issues Work through monthly detail schedule	Weed beds Monitor agronomic issues Work through monthly detail schedule	Complete trim cycle including detail of fountain areas Complete full bed weed
Other	Blow hardscapes and high traffic areas Work through irrigation inspection	Submit any reports when necessary Work through irrigation inspection	Perform routine QSA Submit schedules for next month's services

APRIL 2026 SERVICE CALENDAR

BrightView

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6 Mow | Trim | Weed	7 Handcut | Weed | Litter Leaf Removal	8	9	10	11
12	13 Mow | Trim | Weed	14 Handcut | Weed | Litter Leaf Removal	15	16	17	18
19	20 Mow | Trim | Weed	21 Handcut | Weed | Litter Leaf Removal | Apply Pre Emergent	22	23	24	25
26	27 Mow | Trim | Weed	28 Handcut | Weed | Litter Leaf Removal	29	30		

NOTES

First Month | Introduce Team | Startup Pictures | Startup QSA by end of month | adjustment to any service routes or mapping | understand property specifics

Quality Control and Continuous Improvement

BrightView will use multiple levels of inspection to verify service quality.
Crew Leaders will inspect completed work daily, while account and operations management will conduct recurring field inspections to review landscape appearance, contract compliance, irrigation performance, plant health, safety conditions, and emerging maintenance concerns.
Deficiencies will be documented and assigned for corrective action.

BrightView's management team will periodically review labor productivity, route efficiency, equipment utilization, irrigation performance, service requests, and recurring landscape conditions to identify opportunities for continuous improvement.

The objective is not simply to complete scheduled tasks, but to continually improve how the City's landscape program is managed.

BrightView will utilize the QSA platform, built by BrightView to achieve a high-level landscape service





BV CONNECT

BrightView Connect was designed to make your life easier by enabling you to:

Submit Service Requests, even straight from your smartphone on-the-go, with a picture of the area in need of attention.

Receive Service Confirmations via the method and frequency that's best for you, so you know when regularly scheduled tasks are complete.

View Important Documents such as your enhancement proposals, quality site assessments, and routine maintenance schedule.

Contact Your Team with contact information accessible on your dashboard.
Get access anywhere with no app download required.

BrightView Connect can be accessed through your web browser on desktop, tablet, or mobile, with no app download required. And whether you receive landscape services at a single property, or a portfolio of many, all can be managed with a single login. Sign-up is quick and easy; your account manager will provide you with a special access link to create your account when you become a client.

Best of all, we're pleased to offer BrightView Connect at no additional cost to our clients. It's just one more way we're able to help make your life easier.

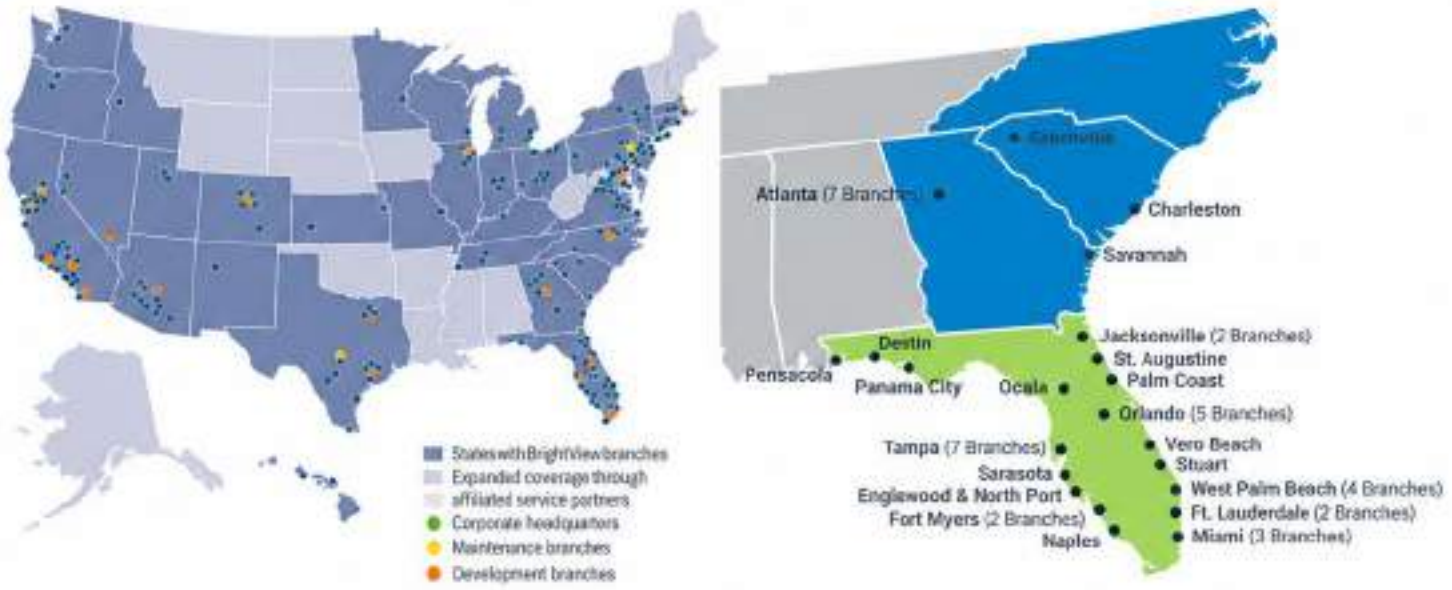


DESIGN CAPACITY

Envision the Possibilities







Let Us Help You Weather the Storm with Specialized Teams Across North America Have Peace of Mind with a Pre-Authorized Storm Clean-Up Plan

Your BrightView team has an action plan that proactively addresses your needs in an emergency. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm has passed, and quickly dispatch the appropriate landscape and tree care services teams to address your needs, prioritizing safety first:

- Vehicle access is cleared, allowing emergency personnel access
- Debris from structural dwellings that may pose immediate risk is cleared
- Plant material that may have a chance of surviving is replanted
- Hazardous damaged limbs that remain in trees are trimmed and removed
- Tree limbs, root balls, or large wood debris remaining on the ground is chipped and removed
- Final restoration of any remaining damages or losses resulting from the storm is performed

To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties.

Let's take action to get you pre-approved to perform clean-up operations as detailed above.

WHY BRIGHTVIEW

Proven ability to manage a community of Monterra's size and complexity — BrightView combines experienced local leadership, trained field personnel and structured supervision to maintain high community standards consistently.

Experienced, fully trained workforce — Dedicated employees, specialized crews and experienced managers provide the staffing depth required to execute the work properly, efficiently and without compromising quality. Monterra specifically requires evidence of qualified personnel and project supervision.

Significant experience with comparable communities — BrightView's experience maintaining large residential, HOA, CDD, municipal and commercial environments demonstrates the operational discipline necessary for a highly visible community such as Monterra. The RFP places significant emphasis on similar contracts and proven past performance.

Resources capable of executing Monterra's "Blitz Mowing" requirement — BrightView can deploy the personnel, vehicles, mowers and support resources necessary to service Monterra's common areas efficiently during the same service cycle, supporting a consistently maintained appearance throughout the community. The RFP specifically requires adequate staffing to accomplish this operation.

Financial strength and organizational stability — BrightView offers the financial resources, purchasing power and organizational infrastructure necessary to reliably meet contractual obligations, maintain staffing and equipment, and support the community throughout the full contract term. Financial capacity is an express evaluation consideration.

Extensive fleet, equipment and operational capacity — BrightView has the machinery, vehicles, specialized equipment and workforce depth required to perform the work expeditiously, maintain schedules and respond when additional resources are required. Monterra specifically evaluates adequate equipment, machinery and workforce.

Clear understanding of Monterra's landscape expectations — BrightView's service plan can be built around Monterra's specific turf, shrubs, ornamentals, pond banks, medians, common areas, litter control, weed management, drainage inspections and overall community aesthetics rather than applying a generic maintenance program.

Direct accountability through self-performed services — BrightView's ability to perform the required landscape services through its own organization provides Monterra with greater consistency, accountability, scheduling control and service continuity while reducing reliance on outside subcontractors. The amount of work performed directly versus subcontracted is specifically considered by the Selection Committee.

Safety, compliance and professional operating standards — Licensed and trained personnel, documented safety practices, traffic-control awareness, storm-response planning and regulatory compliance help protect residents, visitors, District assets and the Monterra community's reputation.

Long-term value, not simply the lowest price — BrightView's value is the combination of competitive pricing, reliable staffing, equipment capacity, professional management, consistent quality and the resources to correct issues quickly. Monterra's RFP expressly states that price is evaluated for both the bid amount and its reasonableness relative to the services provided.

"Why BrightView for Monterra CDD — Proven Resources. Local Accountability. Consistent Community Excellence."

Thank you for the opportunity to earn Monterra CDD's trust. We understand that your objectives extend far beyond maintaining landscapes—they are about protecting the appearance, safety, value, and experience of the community every day. BrightView is prepared to bring the people, resources, expertise, and accountability needed to support those objectives with consistency and care.

Our commitment is simple: listen closely, respond quickly, perform reliably, and be the long-term partner Monterra can depend on to keep the community looking its best today and for years to come.



Quality Service
Complete Care
Total Peace-of-Mind

Communities
Commercial
Estates

THE GREEN EXPERTS

4121 SW 47th Ave, suite 1335
Davie, FL 33314

P: 954.341.6100
TF: 888.770.0072
Fax: 888.770.1909

www.thegreenexperts.com
info@thegreenexperts.com

Local sites serving Broward,
Miami-Dade and Palm Beach

Monterra CDD-Proposal for Lawn/Landscape Maintenance

Mark Vega,
District Manager Monterra Clubhouse
8451 Monterra Blvd,
Cooper City, FL 33024

THE GREEN EXPERTS
LANDSCAPING

Prepared By:
The Green Experts Landscaping LLC
4121 SW 47th Ave Suite 1335
Davie, FL 33314

Juancarlos Diaz
Business Development Manager
jc@thegreenexperts.com
754-232-0842

September 24, 2026

LAWN CARE LANDSCAPING IRRIGATION TREE SERVICE



Quality Service
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Total Peace-of-Mind

Communities
Commercial
Estates

THE GREEN EXPERTS

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Miami-Dade and Palm Beach

Letter of Transmittal

Mark Vega,
District Manager Monterra Clubhouse
8451 Monterra Blvd
Cooper City, FL 33024

Dear Mr. Vega,

The Green Experts Landscaping LLC is pleased to submit this proposal for Lawn and Landscape Maintenance Services for the Monterra Community Development District.

With over 20 years of experience serving South Florida, we specialize in high-quality landscape maintenance for large-scale residential communities.

We confirm that we have reviewed all contract documents and are fully capable of meeting all requirements.

Sincerely,

Jonathan Hernandez

President



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Company Profile

Company Name: The Green Experts Landscaping LLC
4121 SW 47 Ave Suite 1335
Davie, FL 33314
Phone Number: 954-625-2725

Established: 2005; Full-Service landscaping company including but not limited to:

- Maintenance
- Irrigation (maintenance and installations)
- Arbor Care (trimming, removals, stump grinding)
- Installations/Enhancements
- Pest Control and Fertilization

Service Area: Miami-Dade, Broward, Palm Beach

Banking/credit reference: George Diconimakis – Banker
Phone number: 1-718-242-8366
Email: George.n.diconimakis@jpmorgan.com

For License Classification, Restricted Pesticide License, and financial statements for past 2 years, please see attached

Relevant Experience

School Board of Broward County – Multiple zones serviced (over 60 locations/schools)

- Brandon Pitman – Grounds Manager
  - Phone number: 754-321-4317
  - Brandon.pitman@browardschools.com

City of Parkland – Lawn Maintenance/installation/tree trimming/irrigation

- Anthony Scerbo – Public Works Superintendent
  - Phone number: 954-757-4187
  - ascerbo@cityofparkland.org



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Mapleridge HOA including Mapleridge CDD

- Camille Berloune – Property Manager
  - Phone number: 754-349-5788
  - Berloune.camille@inframark.com

Coral Keys Homes CDD – Lawn Maintenance (Not currently servicing; serviced from 2022-2024)

- Ben Quesada
  - Phone Number: 954-721-8681
  - BQuesada@gmssf.com

Staffing & Supervision

Our team is led by:

- Jonathan Hernandez – President, University of Florida BMP Certificate
- John Alexandre – Operations Manager, 15+ years with the company
- Juancarlos Diaz – Business Development Manager, former Park Manager (Miami-Dade County Parks – 12 years)
- Jose Gonzalez – Senior Account Manager, Designated account/project manager and POC.

(Please see attached our workflow chart and staffing roster).

The Green Experts Landscaping will not be using any subcontractors to complete any of the work stated within this RFP.



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Complete Care
Total Peace-of-Mind

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The Green Experts Landscaping acknowledges per this RFP that we will only provide fully trained personnel to this contract, except trainees working under direct and continuous supervision not to exceed one month or until certified as having completed training.

Equipment

Please see attached.

Technical Approach

The Green Experts Landscaping is proposing 3 full-time crews fully committed to Monterra CDD, as well as a full-time Foreman/Supervisor and a dedicated Account Manager as POC. With this approach we believe that the entire grounds at Monterra CDD will always stay looking aesthetically pleasing. The Green Experts will also provide a written maintenance schedule for all services to the District Manager, no less than three (3) days to the start of each month in which the services will be performed. This includes a "path of motion" illustrating the areas that will be worked on per day. This schedule could be subject to change due to weather or unforeseen circumstances.

Quality Control

Monthly Quality Site Assessments conducted by account managers. Recommendations of monthly walk throughs with property manager and/or landscape committee or board members.

Compliance

We acknowledge and agree to all terms and conditions outlined in the RFP.



THE GREEN EXPERTS LANDSCAPING

Lawn Care | Landscaping | Irrigation | Arbor Services

Premier Landscape Services for Distinctive Communities in South Florida



Premier Community Landscape Services

The Green Experts is different, period. We have built an outstanding reputation for delivering excellent customer service, responsive and prompt communication and total peace-of-mind to distinctive communities throughout South Florida. Our tenured staff prides itself on our level of customization and personal touch.

We provide a completely integrated solution including landscape maintenance, irrigation, fertilization, tree care and comprehensive landscape installation services. We care and we make your life easier.

Our success is measured by our high customer retention and longstanding professional relationships built on trust and partnership. Your landscape will be the first thing you see and the last thing you worry about.





THE GREEN EXPERTS
LANDSCAPING

QUALITY | EXPERIENCE | FULL SERVICE | PARTNERSHIP



HOA/MULTIFAMILY COMMUNITIES



RETAIL CENTERS



MUNICIPAL / GOVERNMENT PROPERTIES



SCHOOLS



COLLEGES & UNIVERSITIES



ATHLETIC FACILITIES

QUALITY
We deliver superior results every time.

EXPERIENCE
Years of proven performance you can count on.

FULL SERVICE
Comprehensive solutions for every landscape need.

PARTNERSHIP
We work with you as one team to achieve your goals.

The Green Experts

15+ Years of experience

Leadership team with 200+ years of landscape experience

South Florida Expertise

Broward | Miami Dade
Palm Beach

Commercial Specialists

Communities | Multi-Family
Municipal | Retail
Institutional | Education

Partnership

Focused on Consistency, Accountability & Quality

Proven Performance in High-Expectation Environments

Our Team Partnering with you

Dedicated Account Manager

- Ensuring quality and clear communication

2 Assigned Crews led by Production Mgr

- Consistent crews to ensure quality, consistent service

Overall Green Experts partnership

- Operations Manager and Production Manager doing quality assessments
- Irrigation Manager ensuring proper irrigation service
- President/GM leadership & access



Technology & Equipment Investments to deliver on our partnership



- Digital scheduling and operations management
- Customer portal for easy tracking of customer requests



- Real time tracking of crews and operations

- Modern equipment with extra capacity to ensure consistent service

Our approach to driving a successful partnership

Defined Scope Execution

- Scheduled Maintenance Cycles
- Proactive Issue Identification
- Strong Client Communication



Internal QC Inspections

- Scoring, Tracking & Documenting
- Time-stamped- GPS enabled Pictures
- Wet check verification
- Immediate Corrections

This sets us apart

- Consistency Week Over Week
- Direct Access to Executive Team When Needed

THE GREEN EXPERTS
LANDSCAPING

QUALITY | EXPERIENCE | FULL SERVICE | PARTNERSHIP

INTEGRATED PEST MANAGEMENT (IPM)

A smarter, more sustainable approach that protects the health of your landscape while minimizing environmental impact.

MONITOR
We regularly inspect and monitor your property to identify issues early.

IDENTIFY
Accurate diagnosis helps us understand the root cause of pest or disease problems.

PREVENT
We promote strong, healthy plants through proper fertilization, irrigation, and cultural practices.

TARGET
When treatment is needed, we use the most effective, least harmful solutions available.

EVALUATE
We track results and adjust our strategy to ensure continual improvement and long-term success.



REDUCES PEST PROBLEMS
Proactive management prevents issues before they start.

ENVIRONMENTALLY RESPONSIBLE
Minimizes chemical use and protects our ecosystem.

COST EFFECTIVE
Preventing problems reduces costly damage and replacement.

HEALTHIER PLANTS BEAUTIFUL RESULTS
Strong, vibrant landscapes that enhance your property year-round.

Proactive. Sustainable. Responsible. That's The Green Experts way.

THE GREEN EXPERTS
LANDSCAPING

QUALITY | EXPERIENCE | FULL SERVICE | PARTNERSHIP

PROFESSIONAL LANDSCAPING. BEAUTIFUL RESULTS.

Comprehensive landscaping services that enhance the beauty, functionality, and value of your property. From design to maintenance, we bring your outdoor vision to life.

DESIGN & PLAN
Custom landscape designs tailored to your property, needs, and budget.

INSTALL
Professional installation of plants, trees, sod, mulch, irrigation, hardscapes, and more.

ENHANCE
Pruning, bed maintenance, seasonal color, and upgrades to keep your landscape thriving.

NURTURE
Proper fertilization, soil care, watering, and pest management for healthy growth.

MAINTAIN
Ongoing maintenance programs that keep your landscape beautiful year-round.



ENHANCED CURB APPEAL
Beautiful landscapes create strong first impressions and increase property value.

HEALTHY & SUSTAINABLE
We use best practices that promote healthy plants, soil, and the environment.

EFFICIENT & SMART
Irrigation solutions and proper care save water and reduce waste.

COST EFFECTIVE
Proper planning and maintenance reduce problems and costly repairs.

RELIABLE PARTNER
Experienced professionals dedicated to your satisfaction and long-term success.

Proactive. Sustainable. Responsible. That's The Green Experts way.

THE GREEN EXPERTS
LANDSCAPING

QUALITY | EXPERIENCE | FULL SERVICE | PARTNERSHIP

PROFESSIONAL ARBOR CARE

Expert tree care that enhances the beauty, health, safety and value of your landscape.

INSPECT
We evaluate tree health, structure, and site conditions to identify risks and care needs.

PRUNE
Proper pruning improves structure, promotes healthy growth, and enhances the natural beauty of your trees.

TREAT
Targeted treatments protect trees from pests and diseases while supporting long-term health.

PROTECT
We help preserve your investment with mulching, soil care, and protection from construction damage.

EVALUATE
Ongoing monitoring and assessments ensure your trees thrive for years to come.



HEALTHIER TREES
Proper care promotes strong roots, vigorous growth, and longer tree life.

SAFETY FIRST
We reduce risks from weak branches, disease, and storm damage.

ENHANCED BEAUTY
Well-maintained trees increase curb appeal and create lasting impressions.

COST EFFECTIVE
Preventative care reduces costly removals and future property damage.

YEAR-ROUND CARE
Planned maintenance programs keep your trees healthy and thriving in every season.

TREE CARE TODAY. A GREENER, SAFER TOMORROW.

Proactive. Sustainable. Responsible.
That's The Green Experts way.

Thank You

We appreciate the opportunity.

We welcome your questions.

THE GREEN EXPERTS
LANDSCAPING

QUALITY | EXPERIENCE | FULL SERVICE | PARTNERSHIP

SECTION 3

PROPOSAL FOR LAWN / LANDSCAPE MAINTENANCE

Proposal of:

(name) The Green Experts Landscaping, LLC

(address) 4121 SW 47th AVE Suite 1335
Davie, Fl 33314

to furnish all materials, equipment and labor and to perform all Work in accordance with the Contract Documents for:
"Lawn / Landscape and within the Monterra Community Development District"

Gentlemen:

The undersigned, as Proposer, hereby declares that the only person or persons interested in the Proposal, as Principal or Principals, is or are names herein and that no other person than herein mentioned has any interest in the Proposal of the Contract to which the Work pertains; that this Proposal is made without connection or arrangement with any other person, company, or parties making a bid or Proposal and that the Proposal is in all respects fair and made in good faith without collusion or fraud.

The Proposer further declares that he has examined the site of the Work; that he has made sufficient investigations to fully satisfy himself that such site is a correct and suitable one of this Work; and he assumes full responsibility therefore; that he has examined the Specifications for the Work and from his experience and from professional advice that the Specifications are sufficient for the Work to be done and he has examined the other Contract Documents relating thereto, including the Advertisement for Bids, Instructions to Proposers, Proposal, Contract, General Conditions, and he has read all Addenda prior to the opening of bids, and that he has satisfied himself fully, relative to all matters and conditions with respect to the Work to which this Proposal pertains.

The Proposer proposes and agrees, if this Proposal is accepted, to contract with the Owner in the form of contract specified to furnish all necessary materials, all equipment, all necessary machinery, tools, apparatus, means of transportation, and labor necessary to complete the Work specified in the Proposal and the Contract, and called for by the Specifications and in the manner specified.

Each Proposer shall submit one bid encompassing all proposal areas; or may bid on any combination of the Proposal Areas. The District reserves the right to award one Contract to one Proposer for all areas described in the Proposal or may award multiple Contracts to different Proposers for anyone individual Proposal Area or combination of Proposal Areas.

The Proposer further proposes and agrees to comply in all respects with time limits for commencement of the Work as stated in the Contract Form.
The Proposer further agrees to execute a Contract and furnish all required information within ten (10) consecutive calendar days after written notice being given by the Owner of the award of Contract, and the undersigned agrees that in case of failure on his part to execute the said Contractor, the award of the Contract may be rescinded at the option of the Owner within the ten (10) consecutive calendar days after the award of the Contract.

The undersigned agrees to accept full compensation therefore the total of the lump sum prices, and extended unit prices items named in the following schedule. It is understood that the unit prices quoted or established for a particular item are to be used for computing the amount to be paid to the Contractor, based on the Work actually performed as determined by the Contract and the Owner. However, in utilizing the schedule, the Proposer agrees that in no event shall the compensation paid to Proposer under the Contract exceed the dollar amount of the Proposer's Proposal amount.

Proposer's Certificate No. ____

Proposer's Occupational License

WITNESS

By:

Signature of Authorized Agent

MONTERRA CDD
8451 MONTERRA BOULEVARD
COOPER CITY, FLORIDA 33024

Sales: JC

Monterra CDD - Lawn Maintenance

8451 Monterra Boulevard Cooper City, Florida 33024

Est ID: EST3700735

Date: Sep-24-2026

CONTRACT SERVICES	Visits	Billing Type
Complete Landscape Maintenance	**42**	**Per Season**

Green experts will mow the lawn 30 times a year (this also includes weekly mowing of the club house, tot lots and dog park), trim hedges 12 times a year included. This contract will be serviced by two (2) full-time on-site crews with a full-time on-site supervisor.

The turf will be mowed as per contract.

Edge the lawn border of all beds, tree rings, curbs, walkways and entranceways

Hand-pull weeds in planters. Remove & control weeds in all beds, islands and paved areas including the application of herbicide as needed

Dispose of all trash from lawn and beds before mowing

Blow and remove debris and dead leaves/branches from hedge/flower/shrub beds, planters and paved areas.

Collect and dispose of leaves, branches, debris and palm fronds

Blow all clippings and leaves from curbs, roadways, walkways and parking areas to leave your property looking impeccable.

Inspect and detail as required at every visit. This is to include monthly site inspections (QSA) and walkthroughs with property manager/management team and or board members.

Note: This proposal is subject to a 5% price increase after 12 months during renewal time.

CONTRACT SERVICES	Visits	Billing Type
Shrub Trimming	**12**	**Per Season**

Pruning
a. All pruning shall be performed as required to maintain the natural shape and characteristics of the plant species. The Resident Project Representative shall be made aware of all pruning activities. The use of tree climbing spikes is prohibited.
b. Pruning shall also include removal of trees, palms, shrubs or ground covers which are dead, broken or diseased. When diseased plant material is removed, the cut should be made well into healthy plant tissue or the plant totally removed. All pruning shall in accordance with GI-BMP and ANSI-300 standards.
c. Pruning shall include the removal of inward growing branches, water suckers and crossing or rubbing branches. The crossing branch facing inward will generally be selected for removal.
d. Major pruning shall be done by the Contractor to shape individual plant species and/or to renew the vigor of the particular plant species.
e. All trees, palms and shrub pruning to follow ANSI—A 300 guidelines and GI-Best Management Practices.
f. Dead palm fronds are to be removed if they are between ground level and 12 feet in height. Unsightly palm fronds that occur at other times of the year shall be removed immediately.
g. When major pruning begins on a particular species of plant, pruning shall continue until all plants of that species have been pruned within the areas covered by this Contract
h. Minor pruning shall occur throughout the year to keep individual plants within desired limits on an as-needed basis.
i. The Contractor is required to remove all pruned materials and debris from the site each day the work is being performed.
j. Plant materials shall be trimmed on a regular basis from around landscape lighting accent fixtures and signage.
k. Hedge trimming shall be performed monthly, or more frequently as directed by the Resident Project Representative or District Manager. Hedge height will be determined by the District Manager.

Litter Abatement	**42**	**Per Season**
Drain Inspections	**30**	**Per Season**
Weed Control	**52**	**Per Season**

a. weed control elsewhere than in turf: the contractor shall keep all planted areas free of weeds at all times including the bases of trees as well as shrubs, beds and borders. in general, weeds shall be removed by hand from these areas. chemicals which may cause plant injury, decline or death shall not be used without the express advance approval by the resident project representative or district manager.

b. Weeds in the turf areas is the responsibility of another vendor under a separate contract and not the responsibility of the Contactor.

CONTRACT SERVICES	Visits	Billing Type	
		SubTotal (All Contract Services)	$659,564.92
		Taxes	$0.00
		Total (All Contract Services)	$659,564.92

The total price of all seasonal services is $659,564.92 collected in 12 payments of $54,963.74 per payment ($54,963.74 after tax).

This Agreement is made between THE GREEN EXPERTS LANDSCAPING, LLC a Florida Corporation with locations in Davie, Lake Worth and SW Miami, FL and its mailing address of PO Box 290538, Davie, FL 33329-0538, as referred to as "Contractor" and the "Client" as referred to as indicated below:

Legal Name: _____ Start Date: _____

Address: _____ End Date: _____

_____ Annual Rate: $

This agreement pertains to the delivery of landscape maintenance services by Contractor to the Client and to the purchase and payment by the Client of materials and services from Contractor as detailed in the individual service proposal(s) signed by the Client and attached hereto and incorporated herein (collectively this contract and all signed proposals shall constitute an be referred to herein as the "Agreement").

1: SCOPE OF WORK

The services provided by Contractor include the tasks, areas and frequencies as described and quoted in the individual service proposal(s) signed by the client and attached to this package.:

The services provided by Contractor include the tasks, areas and frequencies as described and quoted in the individual service proposal(s) signed by the client and attached to this package:

Lawn Care & Trimming: $ | Fertilization: $ | Irrigation Wet Checks: $
Seasonal Planting: Optional | Pest Control: Optional | Palm Tree Trimming: Optional
Mulching: Optional | Hardwood Tree Trimming: Optional

2: TERMS OF PAYMENT

Client will be billed monthly with payment due on the tenth day of the following month following receipt of invoice. Any outstanding balance shall accrue interest at two percent (2%) per month after 45 days. If Client does not pay an outstanding balance more than 60 days after Client receives the invoice and Contractor engages an attorney for collections efforts, Client agrees to pay reasonable attorneys' fees not to exceed thirty-three percent (33%) of any amount due.

2.1 Work Suspension: Contractor reserves the right to suspend its work, in whole or in part, if Client has a balance past 45-days due from the date of any invoice. Upon resuming maintenance operations following a suspension, if Contractor determines that cleanup work is required to reestablish the maintenance operations, then Contractor shall perform the required cleanup work and Client shall pay for the cleanup work.

3: TERMINATION

3.1 Termination for Cause: This Agreement may be terminated by either Contractor or the Client, for non-performance by Contractor, or, by Contractor for non-payment by Client, upon thirty (30) days written notice (the "Notice of Termination for Cause"). The Notice of Termination for Cause must be sent via Certified Mail with Return Receipt Requested to the non-terminating part's address as listed in this Agreement. The Notice of Termination with Cause must identify the specific grounds for termination. The non-terminating party shall be entitled to cure all deficiencies listed in the Notice of Termination for Cause with twenty (20) days of its receipt of the Notice of Termination for Cause. If the basis for the Contractor's Notice of Termination for Cause is the Client's failure to pay in accordance with this Agreement, and if the Client makes payment in full within twenty (20) days of receipt of the Notice of Termination for Cause,

then the grounds for termination shall be deemed cured. If the basis for the Client's Notice of Termination for Cause is the Contractor's failure to perform the services in accordance with this Agreement, and if the Contractor commences a good faith effort to correct the listed deficiency(ies) within twenty (20) days of its receipt of the Notice of Termination for Cause, then the grounds for the termination shall be deemed cured.

3.2 Contractor's Cost Recovery upon Termination: The monthly charge under this Agreement is the total charge for all work to be performed under the Agreement divided by the number of calendar months included in the payment period of the Agreement. However, substantial portions of the wok may be performed in the early months of each year of the Agreement and, due to this calculation, the cost of that work will not be fully recovered by the Contractor until all monthly payments under the Agreement have been received. Therefore, in the event this Agreement is terminated by either party, the Contractor shall be entitled to recover his costs incurred through the date of termination, including reasonable amount of overhead and profit, including any amount in excess of the monthly charges paid by the Client through the date of termination.

4. TERMS OF SERVICE

4.1 This agreement, upon execution by Contractor and Client, is effective from the date set forth above and shall remain in full force and effect for a period of one (1) year from such date, unless otherwise indicated above.

4.2 After the initial term, this Agreement shall be deemed automatically renewed each year or successive on-year terms (each, and "Automatic Renewal Term") unless the Client or Contractor terminates the Agreement in accordance with the Termination Paragraph of this Agreement. This Agreement will "Renew" as above with a five percent (%) increase per Automatic Renewal Term.

4.3 Fuel Surcharge: This Agreement is based on a fuel price not to exceed $4.00 per gallon. There will be a fuel surcharge of 3% of the monthly invoiced amount if the average fuel price is between $4.01 and $4.50 per gallon. If the price averages over $4.50 per gallon, there will be an additional 1% surcharge on the monthly invoiced amount for each $0.50 increase.

5. OPTIONAL SERVICES

5.1 Upon request, Contractor shall provide additional services not shown in the specifications of this Agreement. Any extra work, task or area that is not listed in writing in the specifications of this Agreement is optional and billable. Additional work shall be described in a written work order emailed, faxed or mailed to Contractor and shall be subject to the fee schedule in effect at the time of delivery. The Client will receive an itemized invoice following the completion of each optional service. Some projects may be subject to a deposit.

5.2 Consultation & Design Services - a Representative of the Contractor will be available to participate in walk-thrus with Client and/or other concerned parties during each year of this Agreement. Design & Consultation services are available if needed for other wok during this Agreement. The time for these services shall be based on actual hours for each visit. This work is billed at $95.00 per hour. Should any additional design services be awarded to the Contractor for installation or enhancement work created by such consultation, there shall be no charge for the services provided, except, if Contractor is awarded only a portion of the work developed by these services, then only a portion of services shall be at no charge. If the Contractor's design is awarded to another vendor , then all hours for the design creation will be billed at the above rate.

6. GENERAL TERMS

6.1 Contractor will not be responsible for any damage to plant life that may e caused by pest and white flies, nematodes, soil related diseases, disease that may not have a cure, lightning, hurricanes, wind and tropical storms, unusually excessive rain or drought or any other act of God.

6.2 Contractor's personnel shall wear uniforms identifying them to Client while on site and shall comply with all OSHA safety regulations.

6.3 Contractor will not be liable for damage to underground cables unless i) such cables were buried at a minimum depth compliant with State/County/City code regulations and ii) such damage was caused by Contractor's negligence or intentional act.

6.4 Contractor reserves the right to hire qualified and fully insured and certified subcontractors to perform specialized functions, or work requiring specialized equipment.

6.5 Contractor will invoice separately the labor and dump fees associated with the removal and disposal of any excess amount of leaves or debris.

6.6 Contractor will repair and replace any sprinkler damage caused by its crews providing all sprinkler heads are at ground level.

6.7 Client allows Contractor to post at its discretion pictures of Client's property in its marketing material and its website.

7. INSURANCE

7.1 Contractor shall obtain and maintain in force at its own expense and at all times during the term of this Agreement General Liability Insurance with a minimum umbrella contractual liability of $5,000,000, Worker's Compensation with a minimum limit of $1,000,000 and Business vehicle insurance with a minimum limit of $1,000,000.

7.2 Contractor shall defend, indemnify and hold harmless the Client from and against any claims, demands, losses, damages, injuries, liens and expenses to the extent that such claims are caused by or arise out of the services performed by Contractor or any negligence or intentional misconduct by Contractor.

8. COMPLIANCE

8.1 Contractor will comply with all applicable Federal, State and local laws and regulations including but not limited to those concerning prices, wages, work permits and safety requirements.

8.2 Contractor agrees that prices charged under this Agreement are complete and final for the material and services to be furnished and include every Federal, State and local tax in effect at the time of delivery and performance.

9. ASSIGNMENT

9.1 The Client and Contractor, respectively, may assign this Agreement upon notice to the other party.

10. FORCE MAJEURE

10.1 Contractor shall not be in default of this Agreement by reason of its delay in the performance of or failure to perform, in whole or in part, any of its

obligations there under, if such delay or failure resulted from acts of God or other occurrences beyond its reasonable control and without its fault or negligence.

11. NOTICES

11.1 All work requests, demands, consents and approvals to be given under this Agreement shall be in writing and shall be deemed given when had-delivered or emailed. All notices pertaining to the content or performance of this Agreement shall be in writing and shall be deemed given when received in certified USPS mail or sent by overnight courier service.

12. COOPERATION

12.1 Client covenants and agrees to full cooperate and to take all actions that may be necessary or appropriate to give full force and effect to the terms and intent of this Agreement, including, but not limited to the execution of any further documents necessary for Contractor to carry out its obligations under this Agreement. Client will cooperate fully with Contractor so that Contractor may gain access to the subject property or project during reasonable business hours, or in the event of an emergency, as soon as reasonably practicable, and to execute all documents as may be necessary in order for Contractor to perform the services agreed to herein, including permit applications and work orders.

13. MODIFICATION AND WAIVER

13.1 Any term or condition of this Agreement may be waived at any time by the party hereto that is entitled to the benefit thereof; provided, however, that any such waiver shall be in writing and signed by the waiving party, and no such waiver of any breach or default hereunder is to be implied from the omission of the other party to take any action on account thereof. A waiver on one occasion shall not be deemed to be a waiver of the same or of any other breach on a future occasion. This Agreement may be modified or amended only by a written agreement signed by both parties hereto.

14. AGREEMENT

14.1 This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. To the extent that Contractor has greater rights or remedies under Federal law, this paragraph shall not be deemed to deprive Contractor of such rights and remedies as may be available under Federal law. All rights and remedies herein provided are cumulative and not exclusive of any rights or remedies otherwise provided by law. Any single or partial exercise of any right or remedy shall not preclude the further exercise thereof or the exercise of any other right or remedy. Any provision of this Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction only, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provision in any other jurisdiction.

14.2 In the event that Client fails to make payment in accordance with the terms of this Agreement, or otherwise fails to comply with this Agreement, Contractor is entitled to recover its reasonable costs of pre-suit collection, including reasonable attorneys' fees. In the event that a lawsuit is filed to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its costs and reasonable attorneys' fees fro the non-prevailing party.

15. INTERPRETATION

15.1 No provision of this Agreement is to be interpreted for or against any party because that party or that party's legal representative drafted such provision. For purposes of this Agreement: "herein," "hereby," "hereunder," "herewith," "hereafter," and "hereinafter" refer to this Agreement in its entirety, and not to any particular Section or subsection. This Agreement may be executed in counterparts, each of which shall bee deemed an original, and all of which shall constitute one and the same instrument.

16. SECTIONS/CAPTIONS

16.1 Section and other captions contained in this Agreement are for reference purposes only and are in no way intended to describe, define or limit the scope, extent or intent of this Agreement or any provision hereof.

17. ENTIRE AGREEMENT

17.1 This Agreement constitutes the entire Agreement between the parties and supersedes any prior verbal or written understanding. It may not be changed, altered or modified except in writing agreed to by the parties. There are no agreements, understandings, restrictions, representations, or warranties among or relied upon by the parties inducing them to enter into this Agreement other than those expressly set forth herein or herein provided for. The parties have had the opportunity to review the terms of this Agreement with counsel of their choice. This Agreement shall be binding upon parties hereto and their respective successors and assigns.

18. CONSENT OF JURISDICTION/VENUE

18.1 To induce Contractor to accept this agreement, the Client irrevocably agrees that, subject to Contractor's sole and absolute election, all actions or proceedings in any way arising out of or related to this agreement will be litigated in State or Federal court having situs in Broward County Florida. The Client hereby consents and submits to the jurisdiction of any State or Federal court located within Broward County. In addition, the Client hereby irrevocably waives to the fullest extent permitted by law any defense asserting an inconvenient forum in connection therewith.

19. WAIVER OF JURY TRIAL

19.1 Contractor and the Client each waives any right to a trial by jury in any action or proceeding to enforce or defend any rights (a) under this Agreement or any related agreement or under any amendment, instrument, document or agreement delivered or which may in the future be delivered in connection with this Agreement and agrees that any such action or proceeding will be tried before a court and not before a jury. This waiver is knowingly, willingly and voluntarily made.

ACCEPTANCE OF THIS AGREEMENT

Accepted By Client:
Accepted By THE GREEN EXPERTS LANDSCAPING, LLC:

Signature:_____
Signature:_____

Name (Printed):_____ Name
(Printed):_____

Title:_____
Title:_____

Date:_____
Date:_____

Estimate authorized by: Juancarlos Diaz
JC

Estimate approved by: _____

Signature Date: 09/30/2026

Signature Date: _____

Email: jc@thegreenexperts.com

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.)

The Green Experts Landscaping 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) C

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) _____

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 . . . . . ☐

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.)

5 Address (number, street, and apt. or suite no.). See instructions.

4121 SW 47th Ave, Ste 1335

Requester's name and address (optional)

6 City, state, and ZIP code

Davie, FL 33314

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

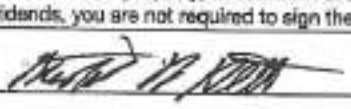
8	7	–	1	9	5	5	7	5	0

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here | **Signature of U.S. person**  | **Date**

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

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: GREEN EXPERTS LANDSCAPING LLC
Receipt #: 324-321115
Business Type: LAWN MAINTENANCE/LANDSCAPE (LANDSCAPING)

Owner Name: GREEN EXPERTS LANDSCAPING LLC
Business Location: 4121 SW 47TH AVE STE 1335 DAVIE
Business Phone: 9546252725

Business Opened: 11/10/2021
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		80		

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
150.00	0.00	0.00	0.00	0.00	0.00	150.00

Receipt Fee 150.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

GREEN EXPERTS LANDSCAPING LLC
4121 SW 47TH AVE STE 1335
DAVIE, FL 33314-4041

Receipt #WWW-24-00307673
Paid 09/24/2025 150.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: GREEN EXPERTS LANDSCAPING LLC
Receipt #: 324-321115
Business Type: LAWN MAINTENANCE/LANDSCAPE (LANDSCAPING)

Owner Name: GREEN EXPERTS LANDSCAPING LLC
Business Location: 4121 SW 47TH AVE STE 1335 DAVIE
Business Phone: 9546252725

Business Opened: 11/10/2021
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		80		

Signature

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
150.00	0.00	0.00	0.00	0.00	0.00	150.00

Receipt #WWW-24-00307673
Paid 09/24/2025 150.00

Client#: 2227508 705CONSTHOL

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/13/2026

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

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

PRODUCER	CONTACT NAME: Rebecca Streetman
McGriff, a MMA LLC Company 3400 Overton Park Drive SE Suite 300 Atlanta, GA 30339	PHONE (A/C, No, Ext): - FAX (A/C, No): E-MAIL ADDRESS: Rebecca.Streetman@mcgriff.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : FCCI Insurance Company	10178
INSURER B : National Trust Insurance Company	20141
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
The Green Experts Landscaping, LLC
4121 SW 47th Ave, Ste 1335
Davie, FL 33314

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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X PD Ded:2,000 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	X	X	CPP10008200603	01/06/2026	01/06/2027	EACH OCCURRENCE	$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
							MED EXP (Any one person)	$5,000
							PERSONAL & ADV INJURY	$1,000,000
							GENERAL AGGREGATE	$2,000,000
							PRODUCTS - COMP/OP AGG	$2,000,000
								$
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	X	X	CA10009794401	01/06/2026	01/06/2027	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $10000	X	X	UMB10008202503	01/06/2026	01/06/2027	EACH OCCURRENCE	$5,000,000
							AGGREGATE	$5,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	WC01000988400	12/29/2025	12/29/2026	X PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
A	Contractors Equip			CPP10008200603	01/06/2026	01/06/2027	$500,000 Leased/Rented $1,000 deductible	

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

CERTIFICATE HOLDER

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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AVP

FLORIDA AUTOMOBILE INSURANCE IDENTIFICATION CARD

COMPANY: National Trust Insurance Company 20141
POLICY #: CA10009794401 EFFECTIVE DATE: 01/06/2026
☐ PERSONAL INJURY PROTECTION BENEFITS / PROPERTY DAMAGE LIABILITY ☒ BODILY INJURY LIABILITY
NAMED INSURED: The Green Experts Landscaping, LLC
YEAR: 2020 MAKE: Ford
VIN #: 1FTEX1CB0LFB38286
FLEET COVERAGE: ☐
(If more than 25 vehicles insured)
NOT VALID FOR MORE THAN ONE YEAR FROM EFFECTIVE DATE

FLORIDA AUTOMOBILE INSURANCE IDENTIFICATION CARD

COMPANY: National Trust Insurance Company 20141
POLICY #: CA10009794401 EFFECTIVE DATE: 01/06/2026
☐ PERSONAL INJURY PROTECTION BENEFITS / PROPERTY DAMAGE LIABILITY ☒ BODILY INJURY LIABILITY
NAMED INSURED: The Green Experts Landscaping, LLC
YEAR: 2019 MAKE: Ford Cargo
VIN #: 1FTYE1ZM8KKB18417
FLEET COVERAGE: ☐
(If more than 25 vehicles insured)
NOT VALID FOR MORE THAN ONE YEAR FROM EFFECTIVE DATE

FLORIDA AUTOMOBILE INSURANCE IDENTIFICATION CARD

COMPANY: National Trust Insurance Company 20141
POLICY #: CA10009794401 EFFECTIVE DATE: 01/06/2026
☐ PERSONAL INJURY PROTECTION BENEFITS / PROPERTY DAMAGE LIABILITY ☒ BODILY INJURY LIABILITY
NAMED INSURED: The Green Experts Landscaping, LLC
YEAR: 2020 MAKE: Ford
VIN #: NM0LS7E24L1438980
FLEET COVERAGE: ☐
(If more than 25 vehicles insured)
NOT VALID FOR MORE THAN ONE YEAR FROM EFFECTIVE DATE

FLORIDA AUTOMOBILE INSURANCE IDENTIFICATION CARD

COMPANY: National Trust Insurance Company 20141
POLICY #: CA10009794401 EFFECTIVE DATE: 01/06/2026
☐ PERSONAL INJURY PROTECTION BENEFITS / PROPERTY DAMAGE LIABILITY ☒ BODILY INJURY LIABILITY
NAMED INSURED: The Green Experts Landscaping, LLC
YEAR: 2019 MAKE: Ford
VIN #: NM0LS7E28K1419489
FLEET COVERAGE: ☐
(If more than 25 vehicles insured)
NOT VALID FOR MORE THAN ONE YEAR FROM EFFECTIVE DATE

FLORIDA AUTOMOBILE INSURANCE IDENTIFICATION CARD

COMPANY: National Trust Insurance Company 20141
POLICY #: CA10009794401 EFFECTIVE DATE: 01/06/2026
☐ PERSONAL INJURY PROTECTION BENEFITS / PROPERTY DAMAGE LIABILITY ☒ BODILY INJURY LIABILITY
NAMED INSURED: The Green Experts Landscaping, LLC
YEAR: 2016 MAKE: Isuzu PR
VIN #: 54DC4J1B2GS808304
FLEET COVERAGE: ☐
(If more than 25 vehicles insured)
NOT VALID FOR MORE THAN ONE YEAR FROM EFFECTIVE DATE

FLORIDA AUTOMOBILE INSURANCE IDENTIFICATION CARD

COMPANY: National Trust Insurance Company 20141
POLICY #: CA10009794401 EFFECTIVE DATE: 01/06/2026
☐ PERSONAL INJURY PROTECTION BENEFITS / PROPERTY DAMAGE LIABILITY ☒ BODILY INJURY LIABILITY
NAMED INSURED: The Green Experts Landscaping, LLC
YEAR: 2022 MAKE: Chevrolet
VIN #: 2GNAXKEV1N6149863
FLEET COVERAGE: ☐
(If more than 25 vehicles insured)
NOT VALID FOR MORE THAN ONE YEAR FROM EFFECTIVE DATE

FLORIDA AUTOMOBILE INSURANCE IDENTIFICATION CARD

COMPANY:
POLICY #: EFFECTIVE DATE:
☐ PERSONAL INJURY PROTECTION BENEFITS / PROPERTY DAMAGE LIABILITY ☐ BODILY INJURY LIABILITY
NAMED INSURED: ***THIS IS NOT A VALID ID CARD***
YEAR: MAKE:
VIN #:
FLEET COVERAGE: ☐
(If more than 25 vehicles insured)
NOT VALID FOR MORE THAN ONE YEAR FROM EFFECTIVE DATE

FLORIDA AUTOMOBILE INSURANCE IDENTIFICATION CARD

COMPANY:
POLICY #: EFFECTIVE DATE:
☐ PERSONAL INJURY PROTECTION BENEFITS / PROPERTY DAMAGE LIABILITY ☐ BODILY INJURY LIABILITY
NAMED INSURED: ***THIS IS NOT A VALID ID CARD***
YEAR: MAKE:
VIN #:
FLEET COVERAGE: ☐
(If more than 25 vehicles insured)
NOT VALID FOR MORE THAN ONE YEAR FROM EFFECTIVE DATE

AVP

CERTIFICATE
OF COMPLETION

Steve Zamore

Has Completed a FDOT Approved Temporary Traffic Control (TTC): Advanced Course

.

Training Provider:

Metro Florida Safety Council
Tri-County
Dade,Broward,Palm Beach FL 33441
Phone: 954-603-1900

Verify this Certificate by visiting www.motadmin.com

04/03/2023	03/24/2027	J. M	607974
Issue Date	Expiration Date	Instructor	Certificate No.

FDOT

The International Society of Arboriculture

Hereby Announces That

Mary Anne Wolfson

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 Pollihen
CEO & Executive Director

28 July 2007	31 December 2028	FL-5709A
Issue Date	Expiration Date	Certification Number

ANAB
ACCREDITED
PERSONNEL CERTIFICATION BODY
ISA Certified Arborist®

STATE OF FLORIDA

Department of Agriculture and Consumer Services

BUREAU OF LICENSING AND ENFORCEMENT

RUSSELL WAYNE MCCRARY

CERTIFIED PEST CONTROL OPERATOR

JF129954

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING **June 1, 2025**

WILTON SIMPSON
COMMISSIONER

Signature



Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCE
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1



The Green Experts Landscaping

Employee Roster

Last Name	First Name	Experience
Luzincourt	Yves Loyder	0 Years, 3 Months
Diaz	Yosvany	0 Years, 11 Months
Moliere	Yonel	7 Years, 8 Months
Rosemond	William	3 Years, 6 Months
Lewis	Tyler A	0 Years, 4 Months
Horne	Tavaris A	0 Years, 7 Months
Russo	Stephanie	3 Years, 10 Months
Charles	Sergo	2 Years, 5 Months
Morales De Leon	Saul	1 Years, 7 Months
Montoya	Sarah J	0 Years, 5 Months
Miranda Aguilar	Rony	1 Years, 3 Months
Drake	Ronald L	1 Years, 5 Months
Cornejo-Aguirre	Roberto	3 Years, 3 Months
Robinson	Robbie	6 Years, 3 Months
Brownlee	Ricky	0 Years, 2 Months
Gonin	Philippe	0 Years, 4 Months
Fenelon	Osmy	0 Years, 11 Months
Julien	Oslin	0 Years, 8 Months

Roland	Michel	2 Years, 4 Months
Boykin	Michael C	0 Years, 5 Months
Llanes	Maikel	1 Years, 8 Months
Dorgely	Lukenson	0 Years, 2 Months
Valero	Luis H	0 Years, 3 Months
Evert	Lucson	7 Years, 11 Months
Martinez	Lucio	5 Years, 4 Months
Calderon	Leonidas G	0 Years, 8 Months
Arocha-Pacheco	Lemay	2 Years, 4 Months
Gonzales	Lazaro	2 Years, 4 Months
De Leon	Kevi	1 Years, 3 Months
Nucamendi Ojeda	Juan Carlos	8 Years, 3 Months
Dudley	Joseph D	0 Years, 5 Months
Derival	Joseph	2 Years, 3 Months
Fernandez	Jose Alcides	1 Years, 7 Months
Mentor	Jordany	3 Years, 2 Months
Noel-Cius	Jean	8 Years, 4 Months
Sterling	Jean	1 Years, 11 Months
Thony	Jean	9 Years, 2 Months
Burgman	Jarvis	0 Years, 2 Months

Green	Glentavious	0 Years, 2 Months
Louissaint	Fritz	1 Years, 4 Months
Canales	Francisco F	0 Years, 8 Months
Lahoz	Felipe G	1 Years, 9 Months
Elmoniste	Exante	1 Years, 0 Months
Diaz Gonzalez	Etiam	0 Years, 3 Months
Victor	Ernest	2 Years, 1 Months
Joseph	Erick	1 Years, 0 Months
Almonte	Eduardo	4 Years, 1 Months
Lattimore	Eddie G	0 Years, 7 Months
Monroe	Donnell	0 Years, 4 Months
Elouidor	Devonte	0 Years, 3 Months
Martinez	David	5 Years, 2 Months
Robinson	Darryl K	2 Years, 4 Months
Joseph	Danis	8 Years, 10 Months
Brown	Christopher	5 Years, 2 Months
Jacinto	Carlos E	2 Years, 6 Months
Valcourt	Bodelet	4 Years, 2 Months
Momiste	Benson	0 Years, 9 Months
Noel	Benet	0 Years, 5 Months

Joseph	Aubriet	1 Years, 0 Months
Baxter	Anthony	0 Years, 2 Months
Auguste	Alfred	0 Years, 6 Months
Zschocher	Alexis A	0 Years, 8 Months
Orozco Gordillo	Alexis	0 Years, 8 Months
Chumil Tzoc	Lucas	8 Years, 11 Months
Charles	Guelson	2 Years, 10 Months
Jimenez Jose	Jesus G	2 Years, 6 Months
Pierre	Gaoushiery	2 Years, 0 Months
Ramirez Diaz	Simon P	1 Years, 11 Months
Telfort	Mousse T	2 Years, 2 Months
Aguilar Martinez	Yofran J	2 Years, 0 Months
Aguilar Perez	Santos	6 Years, 9 Months
Alexis	Nelson	2 Years, 6 Months
Barthelemy	Josue	2 Years, 6 Months
Beauchamp Jr	Marvin R	3 Years, 1 Months
Belliard	Franklin A	10 Years, 5 Months
Brilus	Raymond	2 Years, 10 Months
Castro Diaz	Omar	8 Years, 6 Months
Chapman	Jason E	0 Years, 1 Months

Console	Enock J	0 Years, 3 Months
Courage	Gastrame	16 Years, 4 Months
De Pez	Juan	8 Years, 5 Months
Del Aguila	Carlos	10 Years, 10 Months
Denelus	Lucien	4 Years, 4 Months
Deneus	Jones	0 Years, 5 Months
Diaz Reyes	Hector	10 Years, 5 Months
Duran Jimenez	Jean Luis	3 Years, 1 Months
Duran Ramos	Jorge	9 Years, 2 Months
Elveus	Eles	0 Years, 10 Months
Flores	Jadise W	0 Years, 4 Months
Galindo Anguiano	Fernando A	8 Years, 2 Months
Glover	Dylan	0 Years, 4 Months
Glover	Nicholas	0 Years, 4 Months
Godinez Ramirez	Maura O	6 Years, 2 Months
Gonzalez Soto	Felipe	3 Years, 8 Months
Guerrier	Jean C	15 Years, 6 Months
Ines Martinez	Sergio	7 Years, 0 Months
Jean	Aneguens	3 Years, 7 Months
Jean	Ronald	0 Years, 10 Months

Jean Baptiste	Yerry	1 Years, 6 Months
Joseph	Agelet	0 Years, 10 Months
McDougal	Justin W	1 Years, 1 Months
Mejia Herrera	Juan Rafael	2 Years, 7 Months
Melendez Caballero	Juan Antonio	1 Years, 3 Months
Merida Maguirre	Francisco JoseMaria	1 Years, 2 Months
Morency	Jean Rocelin	2 Years, 2 Months
Ortiz	Elias	9 Years, 5 Months
Paul	Irene	0 Years, 5 Months
Perez	Carlos E	16 Years, 8 Months
Perez	Mario R	2 Years, 6 Months
Perez Nunez	Marcelino	3 Years, 4 Months
Petion	Marcelin	0 Years, 3 Months
Philistin	Nelys	2 Years, 6 Months
Rodas Telon	Victor R	1 Years, 10 Months
Ruben	Nicolson	1 Years, 3 Months
Schuiling	Ryan P	1 Years, 1 Months
Simeon	Fadeson	1 Years, 3 Months
Soiro	Valery	3 Years, 1 Months
Souffrant	Brunel	0 Years, 3 Months

Souffrant	Fedner	1 Years, 7 Months
Vasquez Lopez	Luis A	1 Years, 0 Months
Velasquez Perez	Marvin R	0 Years, 5 Months
Perez Velasquez	Byron	0 Years, 2 Months

Company Equipment Inventory

ASSET OR SERIAL NO.	DESCRIPTION	SERIAL/VIN
HINO	Chipper truck	JHHMDM2HXJK006951
Isuzu 2016	NPR Dump Truck	JALC4J167G7004167
FORD BUCKET 2020	F550 ARBOR DURALIFT	1FDUF5HT5LDA06753
FREIGHTLINER 2020	M1206 BUCKET TRUCK	1FVACWFD5LHLG0511
GMC SIERRA 2017	PICKUP TRUCK	1GTR1LEH7HZ276316
ISUZU DUMP 2019	NPR Dump Truck	54DB4J1B85JS807019
ISUZU DUMP 2020	NPR Dump Truck	54DB4J1B1KS810548
FORD 2020	F550 FLAT BED TRUCK	1FDOW5GT6MED72863
GMC SIERRA 2017	PICKUP TRUCK	1GTR1LEH0HZ276870
ISUZU DUMP 2019	NPR Dump Truck	54DC4J1B8KS809174
GMC VAN 2014	IRRIGATION VAN	1GTW7FCA9E1175247
ISUZU DUMP 2013	NPR SINGLE CAB	JALB4W173D7401081
ISUZU DUMP 2016	NPR DUMP TRUCK	JALC4J160G7003829
ISUZU DUMP 2016	NPR Dump Truck	JALC4J162G7003704
ISUZU DUMP 2018	NPR Dump Truck	54DB4JB4JS805357
ISUZU DUMP 2014	NPR Dump Truck	JALC4J166E7003749
ISUZU DUMP 2020	NPR Dump Truck	54DC4J1D7LS209426
TOYOTA 2006	PICKUP TRUCK	5TBJU32186S467584
CHEVY 2021 EQUINOX	MANAGER WHITE	3GNAXXEV2MS104508
CHEVY 2021 SILVERAD	MANAGER BLUE/GRAY	3GCPWBEHXMG171234
CHEVY 2021 SILVERAD	MANAGER WHITE	1GCRWAEH2MZ101178
CHEVY 2021 SILVERAD	MANAGER WHITE HD (STOLEN)	1GC5WLE78MF107120
CHEVY 2022 SILVERAD	MANAGER WHITE	1GCRWBEKXNZ223273
CHEVY 2022 EQUINOX	MANAGER GREY	2GNZXKEV1N6149863
FORD 2020 TRUCK	MANAGER PICKUP TRUCK	1FTEX1CB0LFB38286

FORD 2019 Ford	IRRIGATION VAN	1FTYE1ZM8KKB18417
FORD 2017 TRANSIT	IRRIGATION VAN	NM0LS7E76H1311358
FORD 2019 TRANSIT	IRRIGATION VAN	NM0LS7E2BK1419489
FORD 2020 TRANSIT	IRRIGATION VAN	NM0LS7E24L1438980
GMC SIERRA 1500	MANAGER WALLY	1GTN1TEH6FZ165459
GMC SIERRA 1500	MANAGER JORGE	1GTR1LEH6HZ267283
ISUZU DUMP TRUCK	NPR Dump Truck	54DC4J1B2GS808304
ISUZU 2019 DUMP	NPR Dump Truck	54DB4J1B8KS810546
ISUZU 2018	NPR Dump Truck	54DC4J1B5JS805114
ISUZU 2012	NPR Dump Truck	JALC4J165C7001827
FORD 2024 MAVERICK	PICKUP TRUCK JOHN	3FTTW8A38RRB56920
TOYOTA 2006 TUNDRA	PICKUP TRUCK GREY	5TBJT32156S482174
TOYOTA 2013 TUNDRA	PICKUP TRUCK WHIT	5TFRY5F14DX135072
TOYOTA 2015 TACOMA	PICKUP TURCK WHT	5TFTX4CN5FX048097
TOYOTA 2017 TACOMA	PICKUP TRUCK	5TFRX5GN8HX90275
FREIGHTLINER 2011	ARBOR BUCKET TRUCK	1FVACXDU7BDAU831
ISUZU 2018	NPR Dump Truck	JALE5J164J7901864
ISUZU 2022	NPR Dump Truck	JALC4J16XN7K01511
ISUZU 2021	NPR Dump Truck	54DC4JID6MS207653
ISUZU 2016	NPR Dump Truck	54DB4J189GS800521
ISUZU 2017	NPR Dump Truck	54DC4J1B2HS806599
ISUZU 2014	NPR Dump Truck	JALC4J163E7001229
ISUZU 2012	NPR Dump Truck	JALC4J163C7002040
ISUZU 2014	NPR Dump Truck	54DB4J1B5ES805566
FORD 2008 ECONOLIN	IRRIGATION VAN	1FTNE24W97DA4503
Chipper	Chipper BC1500	1VR2181V7H1008682
Chipper	Chipper BC1500G	1VR2181V4M1012490
Open Trailer	Trailer for Stump grinder	1XNU5X106H1075499
Chipper	Chipper BC1000	1VRY11190J027066
Gator	Gator	1MO4X2SJEJM132373

Skid Steer	Kubota SVL95-2SHF	W09889
STUMP GRINDER 2020	VERMEER	1VRC070N3K1002775
Open Trailer	Open Trailer for Gator, Grinder & Trencher	IXNU6X106J1087087
Open Trailer	16' Open Trailer w/ dual axel	1XNU616T3F1061523
Lawn Care Trailer	Suncoast Trailer 16'	1S9E01620K1303921
Lawn Care Trailer	Suncoast Trailer 10'	1S9E01628N1303587
Lawn Care Trailer	Suncoast Trailer 10'	1S9E01620N1303583
Lawn Care Trailer	Suncoast Trailer 10'	1S9E01013E1303261
Lawn Care Trailer	Suncoast Trailer 16'	1S9E0162461303006
Lawn Care Trailer	Suncoast Trailer 16'	1S9E0162571303646
Lawn Care Trailer	Suncoast Trailer 16'	1S9E0162881303853
Lawn Care Trailer	Suncoast Trailer 16'	1S9E01623C1303798
Lawn Care Trailer	Suncoast Trailer 16'	1S9E01623F1303515
Lawn Care Trailer	Suncoast Trailer 16'	1S9E01622G1303846
Lawn Care Trailer	Suncoast Trailer 16'	1S9E01624J1303659
Lawn Care Trailer	Suncaost Trailer 18'	1S9E01827B1303985
Open Trailer	Better built trailer	4MNDB2026D1000574
Lawn Care Trailer	All-American 14'	5NHUNS42XNU133453
Lawn Care Trailer	All-American 16'	5NHUNS62XMU128572
Open Trailer	BigTex 20'	16VEX2028L2048339
Lawn Care Trailer	Suncoast Trailer 16'	1S9E01629K1303917
Lawn Care Trailer	Suncoast Trailer 16'	1S9E01620K1303921
Mower	Wright	123839
Mower	Wright	115134
Mower	Wright	1274365Q
Mower	Wright	120604AS
Mower	Wright	126904
Mower	Wright	123243
Mower	Toro	407687626
Mower	Wright	143601

Mower	Wright	115793
Mower	Wright	48FX691E
Mower	MCL	742349
Mower	Exmark	316601991
Mower	Wright	120885SK
Mower	Toro	407065730
Mower	Wright	129923KN
Mower	Wright	113899GE
Mower	Wright	143724SF
Mower	Wright	120604AS
Mower	Wright	135398RG
Mower	Wright	145561GP
Mower	Wright	123243VT
Mower	Toro	406472B10
Mower	Wright	143647WG
Mower	Wright	123266VY
Mower	Toro	407007845
Mower	Wright	142218CE
Mower	Wright	121041BK
Mower	Wright	120909FU
Mower	Wright	120564EN
Mower	Wright	151977DF
Mower	Jdeer	1TC636MGPJT060226
MOWER	WRIGHT	120885SK
Earth Auger	Stihl	524313134
Planting Auger Drill	Stihl	BT45EAD
TRIMMER	Shindaiwa 21cc 40" Hedge Trimmer	S/N: U55812004130
TRIMMER	Shindaiwa 21cc 40" Hedge Trimmer	S/N: U55812004289
TRIMMER	Shindaiwa 21cc 40" Hedge Trimmer	S/N: U55812004370

TRIMMER	Shindaiwa 21cc 40" Hedge Trimmer	S/N: U55812004453
TRIMMER	Shindaiwa 21cc 40" Hedge Trimmer	S/N: U55812004469
TRIMMER	Shindaiwa 21cc 40" Hedge Trimmer	S/N: U55812004479
TRIMMER	Shindaiwa 21cc 40" Hedge Trimmer	S/N: U55812004480
TRIMMER	Shindaiwa 21cc 40" Hedge Trimmer	S/N: U55812004483
TRIMMER	Shindaiwa 21cc 40" Hedge Trimmer	S/N: U55812004590
TRIMMER	Chain Saw	S/N: 192515525
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415089847
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415089882
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415090437
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415090470
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014185907
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014184103
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014184025
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014184030
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014186998
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014187027
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014187034
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014187036
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014187039
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014187041
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014187042
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014187045
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014187046
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014187047
BLOWER	Backpack Tube Mount Blower X Series	S/N: P45014187052
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415068398
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415085927
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415085930
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415085935
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415085936
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415085937
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415085941
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415085944

TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415085945
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415085946
TRIMMER	26Cc Pro Torque Trimmer X Series	S/N: U44415085956
EDGER	Edger 25.4 Cc X Series	S/N: U44015021860
EDGER	Edger 25.4 Cc X Series	S/N: U44015021863
EDGER	Edger 25.4 Cc X Series	S/N: U44015021881
EDGER	Edger 25.4 Cc X Series	S/N: U44015021909
EDGER	Edger 25.4 Cc X Series	S/N: U44015021930
EDGER	Edger 25.4 Cc X Series	S/N: U44015021964
EDGER	Edger 25.4 Cc X Series	S/N: U44015022014
EDGER	Edger 25.4 Cc X Series	S/N: U44015022028
EDGER	Edger 25.4 Cc X Series	S/N: U44015022035
EDGER	Edger 25.4 Cc X Series	S/N: U44015022043
CHAINSAW	Chain Saw	S/N: 535886692
CHAINSAW	Chain Saw	S/N: 535886818
CHAINSAW	Chain Saw	S/N: 535886829
CHAINSAW	Chain Saw	S/N: 535886831
CHAINSAW	Chain Saw	S/N: 535886832
CHAINSAW	Chain Saw	S/N: 535886838
CHAINSAW	Chain Saw	S/N: 53588789
CHAINSAW	Chain Saw	S/N: 535974223
CHAINSAW	Chain Saw	S/N: 535974285
CHAINSAW	Chain Saw	535618931
CHAINSAW	Chain Saw	535620921
CHAINSAW	PS60 PRUNING SAW ^M	
BLOWER	Backpack tube Mount Blower	P45014182020
BLOWER	Backpack tube Mount Blower	P45014182025
BLOWER	Backpack tube Mount Blower	P45014182073
CHAINSAW	Chain Saw	535826452
CHAINSAW	Chain Saw	192515525
CHAINSAW	Chain Saw	538684743
CHAINSAW	Chain Saw	538684739
EDGER	Edger 25.4 Cc X Series	U44015028214
EDGER	Edger 25.4 Cc X Series	U44015028014
EDGER	Edger 25.4 Cc X Series	U44015028129
BLOWER	BACKPACK TUBE MOUNT BLOWER X SERIES	P45014201794
BLOWER	BACKPACK TUBE MOUNT BLOWER X SERIES	P45014201638
BLOWER	BACKPACK TUBE MOUNT BLOWER X SERIES	P45014201910
BLOWER	BACKPACK TUBE MOUNT BLOWER X SERIES	P45014201733

TRIMMER	Pro Torque Trimmer X Series	U44415104677
TRIMMER	Pro Torque Trimmer X Series	U44415104675
TRIMMER	Pro Torque Trimmer X Series	U44415103591
TRIMMER	Pro Torque Trimmer X Series	U44415104671
CHAINSAW	Chainsaw	537545117
BLOWER	BACKPACK TUBE MOUNT BLOWER X SERIES	P45014201881
TRIMMER	TRIMMER	U42615118712
EDGER	Edger 25.4 Cc X Series	U44015022033
Trimmer	Stihl	528052624
Trimmer	Stihl	529582001
Trimmer	Stihl	532532158
Trimmer	Stihl	532532187
Trimmer	Stihl	532532147
Trimmer	Stihl	529581989
Trimmer	Echo	U43715005105
Trimmer	Echo	U28515003018
Trimmer	Echo	U43715001337
Trimmer	Echo	15005466
Trimmer	Stihl	513834804
Trimmer	Stihl	512362067
Trimmer	Stihl	529581999
Trimmer	Echo	U285115002796
Trimmer	Stihl	529581898
Trimmer	Stihl	
Trimmer	Stihl	532532197
Trimmer	Echo	U43715004972
Trimmer	Echo	U28515001612
Trimmer	Stihl	529582019
Trimmer	Stihl	530159173
Trimmer	Echo	U28515001287
Trimmer	Echo	15005332
Trimmer	Stihl	529582001
Trimmer	Stihl	52384894
Trimmer	Echo	u43715004975
Trimmer	Stihl	532532156
Trimmer	Stihl	531333503
Trimmer	Stihl	530159191
Trimmer	Stihl	511913744
Trimmer	Stihl	532532143
Power Pruner	Stihl	533557107
Power Pruner	Stihl	526569468
Line Trimmer	Echo	U34015005483
Line Trimmer	Echo	U33815014922
Line Trimmer	Echo	U33815018046

Line Trimmer	Echo	U33815018053
Line Trimmer	Stihl	U33815014520
Line Trimmer	Stihl	U33815019584
Line Trimmer	Echo	524701940
Line Trimmer	Stihl	U33815017503
Line Trimmer	Stihl	U33815005451
Line Trimmer	Stihl	U33815001431
Line Trimmer	Echo	510718542
Line Trimmer	Echo	524701949
Line Trimmer	Echo	U33815018054
Line Trimmer	Echo	U9815014267
Line Trimmer	Echo	U09815013942
Line Trimmer	Echo	U33815018047
Line Trimmer	Echo	U33815018102
Line Trimmer	Shindaiwa	U09815001810
Line Trimmer	Stihl	U33815019593
Line Trimmer	Echo	U33815014926
Line Trimmer	Shindaiwa	U34015005555
Line Trimmer	Echo	525390868
Line Trimmer	Echo	U09815014192
Line Trimmer	Echo	U34015005471
Line Trimmer	Stihl	U33815014922
Edger	Echo	U44015014142
Edger	Echo	U44015004441
Edger	Shindaiwa	U43915004424
Edger	Stihl	507813164
Edger	Echo	U4401501416
Edger	Echo	U44015014153
Edger	Echo	T89715025384
Edger	Echo	T89715025278
Edger	Echo	89715028474
Blower	Echo	P45014146867
Blower	Red Max	20220601882
Blower	Red Max	20220601886
Blower	Shindaiwa	P52115007535
Blower	Red Max	20220601891
Blower	Red Max	20220601887
Blower	Stihl	528488571
Blower	Stihl	516003660
Blower	Echo	P48615017811
Blower	Echo	52415020921
Blower	Stihl	515316973
Blower	Echo	52415017138
Blower	Echo	P45014185954
Blower	Echo	P52415005992
Blower	Echo	P45014088460

Blower	Echo	P45014185942
Blower	Shindaiwa	P52115007564
Blower	Red Max	20220601885
Blower	Red Max	20220601893
Blower	Red Max	20212100771
Blower	Shindaiwa	P52115005572
Blower	Echo	P59312014742
Blower	Echo	15024259
Blower	Echo	P52415017157
Blower	Red Max	2022600301
Blower	Red Max	20222600302
Blower	Shindaiwa	P43714021080
Blower	Red Max	20220601888
Blower	Echo	P45014187032
Blower	Echo	P45014146867
Blower	Shindaiwa	P43714021185
Blower	Shindaiwa	P43714021082
Blower	Shindaiwa	P52115005562
Blower	Stihl	526837655
Chainsaw	Stihl	274980673
Chainsaw	Stihl	506114678
Chainsaw	Echo	cB5015019536
Chainsaw	Echo	CB5415001031
Chainsaw	Stihl	532436919
Chainsaw	Stihl	532740695
Chainsaw	Stihl	527297442
Line Trimmer	Echo	U87112007664
Line Trimmer	Echo	U87112008818
Line Trimmer	Echo	U87112008818
Line Trimmer	Echo	U87112008833
Line Trimmer	Echo	U871122019673
Line Trimmer	Echo	U87112020080
Line Trimmer	Echo	U87112020154
Line Trimmer	Echo	U87112020165
Line Trimmer	Echo	U87112020260
Line Trimmer	Echo	U87112020317
Edger	Echo	U89712004775
Edger	Echo	U87712005828
Edger	Echo	U89712005830
Edger	Echo	U89712005846
Edger	Echo	U89712005847
Edger	Echo	U89712005853
Blower	Echo	P59312026218
Blower	Echo	P59312017353
Blower	Echo	P59312017355
Blower	Echo	P59312017357

Blower	Echo	P59312017359
Blower	Echo	P59312017361
Blower	Echo	P59312017363
Blower	Echo	P59312017364
Blower	Echo	P59312017366
Blower	Echo	P59312017429
Hedge Clipper	Echo	U55912002345
Hedge Clipper	Echo	U55912002677
Hedge Clipper	Echo	U55912002521
Hedge Clipper	Echo	U55912002554
Hedge Clipper	Echo	U55912002555
Hedge Clipper	Echo	U55912002559

E-Verify

Company ID Number: 2269570

THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS

ARTICLE I PURPOSE AND AUTHORITY

The parties to this agreement are the Department of Homeland Security (DHS) and The Green Experts Landscaping LLC (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

ARTICLE II RESPONSIBILITIES

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:

   a. Notice of E-Verify Participation

   b. Notice of Right to Work

2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.

3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.

a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the anti-discrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between $550 and $1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps
(see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance
(indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@uscis.dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see M-795 (Web)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

   a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin

E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,

ii. The employee's work authorization has not expired, and

iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

i. The Employer cannot determine that Form I-9 complies with Article II.A.6,

ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or

iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

b. Photo verification checks (when available) on employees.

2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.

3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.

4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.

5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.

6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.

7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.

8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.

9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III
REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case.

The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

   a. Scanning and uploading the document, or

   b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV
SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V
MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.

2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.

3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.

4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI
PARTIES

A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.

B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.

C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.

D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.

E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to, Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

E-Verify

Company ID Number: 2289570

Approved by:

Employer	
The Green Experts Landscaping LLC	
Name (Please Type or Print) Michael D Pelletier	Title
Signature Electronically Signed	Date 10/05/2023
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 10/05/2023

E-Verify

Company ID Number: 2289570

Information Required for the E-Verify Program Information relating to your Company:	
Company Name	The Green Experts Landscaping LLC
Company Facility Address	4121 SW 47th Ave 1335 Davie, FL 33314
Company Alternate Address	
County or Parish	BROWARD
Employer Identification Number	871955750
North American Industry Classification Systems Code	561
Parent Company	
Number of Employees	20 to 99
Number of Sites Verified for	1 site(s)

E-Verify

Company ID Number: 2289570

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

E-Verify

Company ID Number: 2289570

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

E-Verify

Company ID Number: 2289570

This list represents the first 20 Program Administrators listed for this company.

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Landscape Maintenance Proposal:

MONTERRA CDD

9/24/2026

September 24, 2026

Dear Mark Vega:

Thank you for the opportunity to be a part of your landscape maintenance contract bidding process for **MONTERRA 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 25 years and our skilled teams are dedicated to your landscape initiatives.

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 954-649-2350.

Thank you,

Tom Jacob

Tom Jacob
(954) 649-2350
Tom.Jacob@JuniperLandscaping.com
Junipercares.com

OUR SERVICES

Full Service Landscape Company



Design

- Land Planning
- Plan Generation
- Visualization



Build

- Landscape
- Irrigation
- Lighting
- All sod varieties
- Nursery & Tree Farm



Maintain

- Landscape
- Irrigation
- Pest Control
- Fertilization



Technology

- Juniper Sync
- Juniper Mapping
- GoCanvas



Storm Response

- 3,200+ team members statewide
- 26 locations throughout Florida
- 20,000 gallons of onsite fuel
- Extensive supply of heavy equipment



Aquatics

- Weed Maintenance
- Excavation & Brush Clearing
- Fountains, Aeration, Docks, & Seawalls

ABOUT US

Rooted in Florida

From the very beginning, we started with the commitment to deliver the best value and on-time projects. This commitment has helped Juniper grow from a small custom landscape operation with just a few employees to multiple locations throughout Florida. Over the last 25 years, a lot has changed, and we take pride in the technology, service, and quality we continue to provide.

Where we started ▼





▲ Where we are today

Juniper was established in 2001 on a small farmhouse in Fort Myers, Florida. This location now serves as our corporate headquarters, although we have expanded by constructing additional buildings throughout the state of Florida.

3,200+

HORTICULTURALLY TRAINED EMPLOYEES

750+

IN OUR VEHICLE FLEET

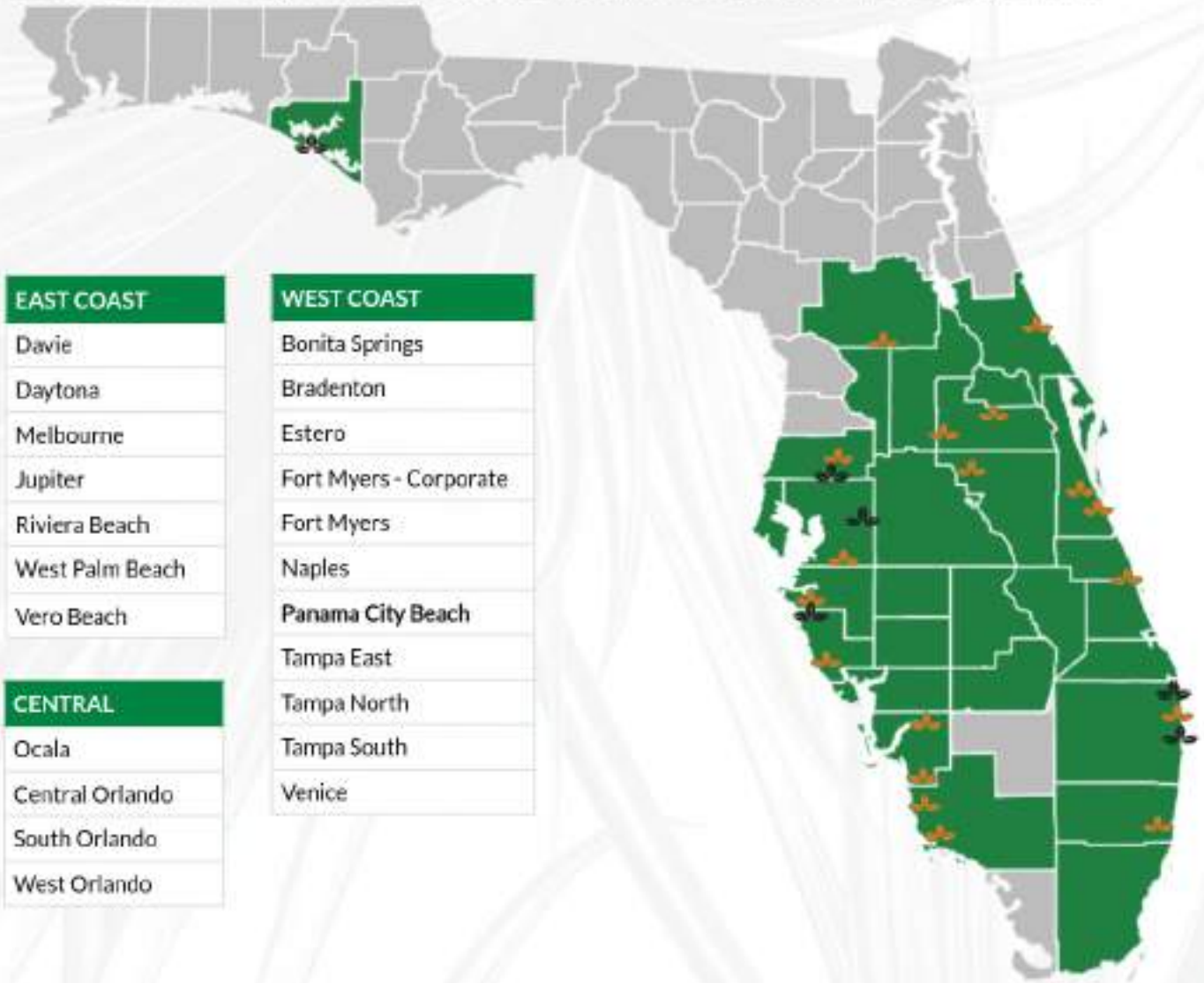
26

OPERATING LOCATIONS THROUGHOUT FLORIDA

ABOUT US

Your Local Landscape Experts

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



EAST COAST
Davie
Daytona
Melbourne
Jupiter
Riviera Beach
West Palm Beach
Vero Beach

CENTRAL
Ocala
Central Orlando
South Orlando
West Orlando

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

Local Branches

DAVIE
3300 SW 46th Ave
Davie, FL 33314

Juniper

START UP

Communication

At Juniper, we understand that a well-planned communication strategy is essential for a successful start-up and to delivering superior customer service.

Juniper schedules and hosts recurring 30-minute Virtual Meetings (prior to startup and ongoing).

Purpose

The intent of the Virtual Meeting is to create and maintain a convenient way for Juniper to provide quick updates, get quality feedback, identify issues, generate ideas, create strong communication and set us all up for success.

These meetings are in addition to any regularly scheduled walk-thrus or onsite meetings between Manager/BOD and Juniper.

Attendees

Who is typically included in these meetings?

- Juniper
- Account Manager
- Branch Manager
- Other Juniper staff depending on current issues
- Your Association (You Choose)
- Property Management
- Interested Key Landscape Committee Members
- Interested Board Members

Agenda

- Juniper Account Manager & Branch Manager: Operations Update
- Manager/BOD: Feedback, requests, suggestions, immediate issues/concerns
- Identify clear next steps

Schedule

30 DAYS PRIOR TO START DATE	FIRST 90 DAYS AFTER START DATE	4TH MONTH THRU TO 6TH MONTH
Virtual meeting every other week (20-30 min)	Virtual meeting every other week (20-30 min)	Virtual meeting once per month (20-30 min)

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30-60-90 DAY

Start Up Plan

This list will give you an overall guide to the initial services Juniper will undertake as we start work with GMS. We'll provide status updates throughout the first 30, 60, and 90 days of service during our Communication Plan meetings.

DAY ZERO

- Service Request Meeting
- Juniper Advance Property Mapping
- Detailed property report
- Schedule of services map
- Property mowing techniques
- Proper pruning techniques
- Weed control
- Irrigation

DAY 30

- Fertilization & Pest Control
- Address any immediate issues
- L&O Evaluation Report
- Soil Testing
- Corrective Plan
- Annual Flower Display
- Initial Irrigation Inspection
- Field inspections
- Programming & optimization

DAY 60

- Complete any unfinished irrigation reporting and input
- Address any issues from client meetings
- Discuss and plan for enhancement projects
- Continue team meetings with client to ensure customer satisfaction
- Schedule Juniper Sync training if needed

DAY 90

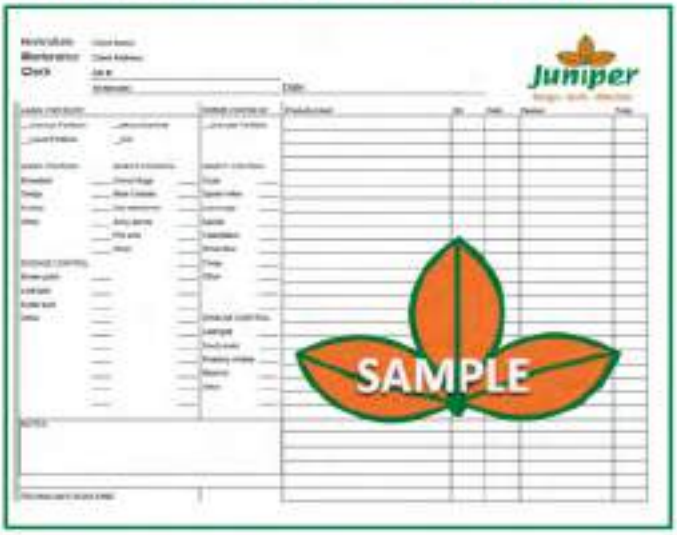
- Schedule 2nd drone mapping fight
- Continue to report any issues or adjustments to schedule, etc.
- Continue team meetings

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SERVICE REPORTS & MAPS

SAMPLES

Fertilization & Pest Reports

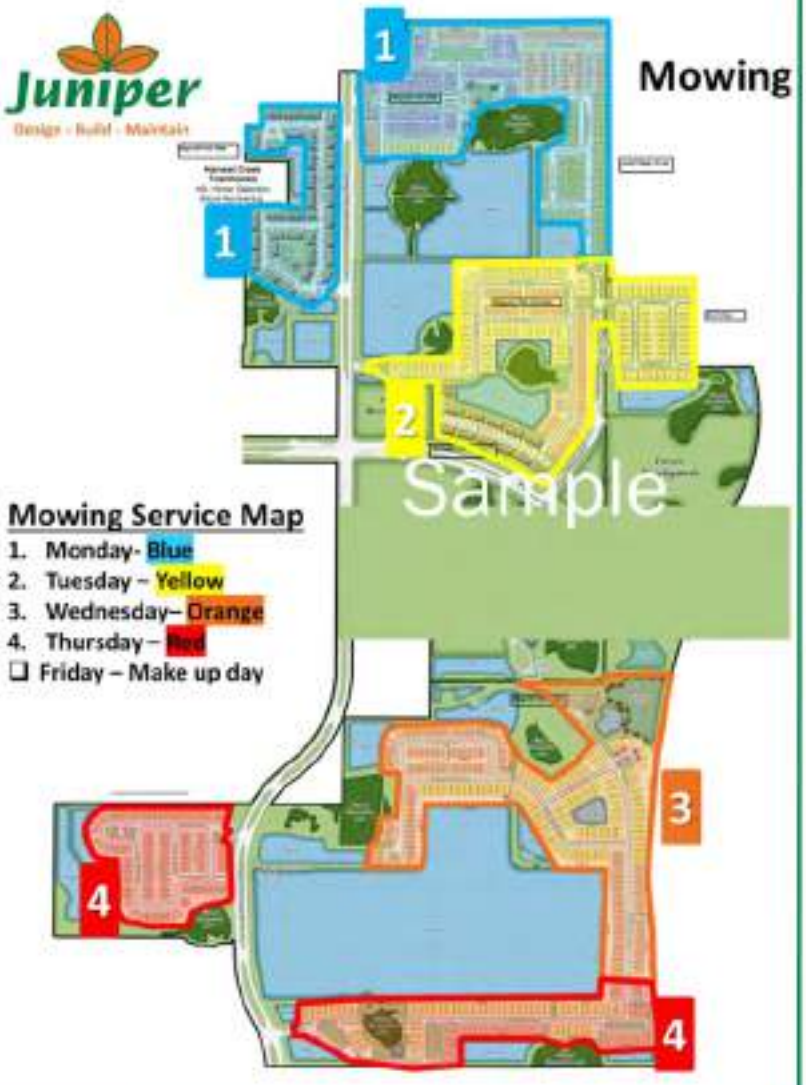


Regular service schedule maps are created for each community.

Irrigation Reports



Service Rotation Map



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MONTERRA CDD



MEASUREMENT TOTALS

Turf: 2,653,559 Sq Ft = 60.92 Acres Bed

Area: 584,098 Sq Ft = 13.41 Acres Hard

Edge: 85,293 LF = 16.15 Miles

Weed Eating: 99,052 LF = 18.76 Miles

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

Technology That Makes a Difference

Juniper Mapping utilizes drone imaging software to create an Orthomosaic image from hundreds and sometimes thousands of high-resolution images. This process allows us to proactively identify potential issues, document improvements, and provide property specific reporting including; plant health, elevation, annotation and any issues.

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.





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

OUR SERVICES

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 quality of work our clients expect.







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OUR SERVICES

LANDSCAPE INSTALLATION

Our design and installation teams make an award-winning combination.

Juniper's landscape installation services are built on quality craftsmanship, attention to detail, and a deep understanding of how outdoor environments thrive. From thoughtful design execution to precise installation, we ensure every element enhances both beauty and functionality. Our teams work hard to deliver a quality project on time and on budget, creating durable, long-lasting landscapes that reflect Juniper's standard of excellence.







OUR SERVICES

LANDSCAPE IRRIGATION

State Licensed Irrigation Contractor

What is a certified irrigation specialty contractor's license?

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

Water Management

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

Maintenance

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

Installation

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





OUR SERVICES

AQUATICS

For All You Waterfront Needs!

Aquatic Weeds restores Florida lakes, ponds, and waterways with fast, chemical-free vegetation removal using specialized equipment. We also offer routine maintenance, EPA-approved herbicide treatments, and install fountain and aeration systems to keep your water clear, healthy, and PH balanced year-round.

Aquatic Weeds Services Include:

- Aquatic Weed Removal - Chemical Free
- Algae & Aquatic Weed Maintenance Program
- Eroision Control & Prevention - Docks, Seawall and Bank Stabalization
- Excavation, Dredging and Brush Clearing
- Fountains and Aeration
- Disaster Cleanup and Restoration
- Docks and Boat Ramps
- Land Clearing
- Mulching







Juniper

OUR SERVICES

ARBORICULTURE

Certified Arborists

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

Why hire an Arborist?

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



OUR SERVICES

TURF MANAGEMENT

Our turf management services are designed to keep your lawns healthy, resilient, and consistently attractive throughout the growing season. We provide a proactive program that can include mowing, edging, trimming, seasonal fertilization, soil health and pH management, weed control, integrated pest and disease monitoring, and irrigation checks to support strong root growth. Each site is evaluated and serviced based on turf type, sun/shade conditions, traffic patterns, and seasonal needs helping improve color and density while reducing weeds, bare spots, and preventable stress.







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OUR SERVICES

STORM RESPONSE

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





COMPANY RESOURCES

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

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Juniper | www.junipercares.com

Dear Property Owners & Representatives,

At Juniper, we take pride in our ability to respond swiftly and effectively to storms. We understand the complexities that arise after such events, which is why we have developed a comprehensive Storm Readiness Plan to help you prepare as well.
Our plan is a pre-executed agreement that commits both personnel and equipment, allowing us to dispatch resources quickly before and after the storm. Below, you will find a list of our updated rates for the year, along with a summary of the scope of work.
We recommend setting an adequate "not-to-exceed" budget based on historical data to ensure that work can proceed smoothly without delays. After the storm, our team will assist in adjusting the budget after a post-storm damage assessment and will provide weekly expense tracking in collaboration with your authorized representative.

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

Storm Response Rates:

- **$85.00/hour (All non-arborist functions)**
- **$375.00/truck for debris hauling***
- **$118.00/hour for all Juniper owned equipment**Includes operator.**
- **$68.00/tree staking kit (Standard)**
- **$98.00/tree staking kit (Large)*****
- **$6,500.00/day for arbor crew (5-person crew w/ all necessary arbor equipment)**

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

Pre-Storm Procedures:

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

Post-Storm Procedures:

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

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Authorization & Agreement

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

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

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

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

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

Weekly Log:

Date	*Hrs $85*	*Debris $365*	*Equipment $118*	*Sm Tree Stake $68*	*Lg Tree Stake $98*	*Arbor Crew Rate $6,500*	*Completed Value*	*Owner Initials*	*Juniper Initials*

SAFETY & TRAINING

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

Initial Hire Program

- Safety rules
- New hire safety orientation
- Required and use of PPE
- Equipment certifications
- Weekly safety meetings
- Daily job site reviews
- Traffic control systems
- Best practices training
- Safety rewards/swag based on safety performance
- Online training tools









CERTIFICATIONS

Juniper













CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/02/2026

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

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

PRODUCER
MARSH USA LLC.
1050 CONNECTICUT AVENUE, SUITE 700
WASHINGTON, DC 20036-5386

CN138350647--7.1-26-27

CONTACT NAME:
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Ascot Specialty Insurance Company	45055
INSURER B : Safety National Casualty Corporation	15105
INSURER C : Great American Insurance Co.	16691
INSURER D : American Guarantee & Liability Insurance Co.	26247
INSURER E : Mercer Insurance Company	14478
INSURER F : Endurance American Specialty Insurance Company	41718

INSURED
Juniper Landscaping of Florida, LLC
4415 Metro Pkwy
Ste 300
Fort Myers, FL 33916-9425

COVERAGES **CERTIFICATE NUMBER:** CLE-007372771-06 **REVISION NUMBER:** 0

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			ESGL2610009581-01	07/01/2026	07/01/2027	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 X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$	2,000,000
	OTHER:						Fire Damage	$	100,000
B	AUTOMOBILE LIABILITY			CA6676920 ($2,000,000)	07/01/2026	07/01/2027	COMBINED SINGLE LIMIT (Ea accident)	$	5,000,000
E	X ANY AUTO			2220009901 ($2M xs Primary $2M)	07/01/2026	07/01/2027	BODILY INJURY (Per person)	$	
F	OWNED AUTOS ONLY / SCHEDULED AUTOS			EXT30091805101 ($1M xs $4M)	07/01/2026	07/01/2027	BODILY INJURY (Per accident)	$	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$	
								$	
C	X UMBRELLA LIAB X OCCUR			TUE 3161764 07 ($5,000,000)	07/01/2026	07/01/2027	EACH OCCURRENCE	$	10,000,000
D	EXCESS LIAB CLAIMS-MADE			AEC 6661232-03 ($5M xs Primary $5M)	07/01/2026	07/01/2027	AGGREGATE	$	10,000,000
	DED RETENTION $							$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			LDS4069460 (FL,NC,PA,SC,TX)	07/01/2026	07/01/2027	X PER STATUTE OTH-ER		
B	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH)	N/A		PS4069459 (WI)	07/01/2026	07/01/2027	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			VOPL002867	07/01/2026	07/01/2027	Ded: $5,000 Limit:		2,000,000
H	Pollution Liability			CPPL D0003239 00	07/01/2026	07/01/2027	Ded:$25,000 Limit:		3,000,000

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

CERTIFICATE HOLDER

Juniper Landscaping of Florida, LLC
4415 Metro Parkway
Suite#300
Fort Myers, FL 33912

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

Marsh USA LLC

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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 (10693)
INSURER H: SiriusPoint Specialty Insurance Corporation ()

Leased & Rented Equipment

Carrier: Munich Re Syndicate 457 at Lloyd's of London
Policy: 01MRCM0001043-01
Effective: 07/01/2026
Expiration: 07/01/2027
Limit: $500,000
Deductible: $2,500

Installation Floater

Carrier: Munich Re Syndicate 457 at Lloyd's of London
Policy: 01MRCM0001043-01
Effective: 07/01/2026
Expiration: 07/01/2027
Limit: $250,000
Deductible: $1,000

The 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
Aquatic Weeds dba Juniper Landscaping of Florida LLC
West Orlando Aquatics
Juniper Landscape Shared Services
Compass/Central Florida Lake Management
Yohe's

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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

West Lake Village HOA
Management | Castle Group

Telephone | (954) 792-6000
Contract Start Date | December 1, 2025
Contact | Sally Herrera
Email | Sally.Herrera@castlegroup.com
Contract Value I $611,150.00

Pembroke Isles HOA
Management | Pembroke Isles

Telephone | (954) 450-8200
Contract Start Date | October 1,2025
Contact | Marlin Quintero
Email | propertymanager@pembrokeisles.org
Contract Value I $1,599,265.00

Meadow Pointe II Community Development District
Management | Inframark

Telephone | (757) 358-8379
Contract Start Date I September 26, 2019
Contact | Justin Wright
Email | mpiicdd.org
Contract Value | $214,025.00

FINANCIAL REFERENCES

Bank:
TRUIST

Telephone (239) 239-415-7566
Contact: Darren Gersch
Email | Darren. Gersch@truist.com

Heritage Landscaping Supply Group

Telephone (469) 885-5168
Contact: Natasha Ceaser
Email | Natasha.Ceaser@heritagelsg.com

Applestitch, Inc.

Telephone (239)-458-9700
Email|luca@applestitch.com

T&R Nurseries

Telephone (305) 245-0031
Contact: Patrick Lugo
Email|PatrickLugo@hotmail.com

JUNIPER CARES

At Juniper, we believe our people are our greatest strength. Juniper Cares was created to support employees when life brings unexpected challenges—because no one should have to face hardship alone.

What Is Juniper Cares?

Juniper Cares is an employee assistance fund supported by the generosity of our team and company. The program raises and distributes funds to help qualified employees and Business Partner Associates who are experiencing financial hardship due to circumstances beyond their control.

The Juniper Cares fund is designed to provide temporary assistance during difficult times, including but not limited to:

- Serious medical situations or unexpected medical expenses
- Financial hardship caused by illness or injury
- Natural disasters such as floods, fires, or severe storms
- The unexpected death of an immediate family member
- Other unforeseen emergencies that create significant financial strain





JUNIPER LANDSCAPING

PERFORMANCE PAYMENT TEMPLATE

Service	Annual Frequency
Turf Care & Edging	42 $339,808.00
The following areas must be mowed weekly: clubhouse area: **3 Tot Lot playgrounds, and the dog park.**	$11,856.00
Trimming of Shrubs and Ornamentals	12 $330,360.00
Litter Abatement	42 Included.
Minimum three times per week, and all to a service crew is on-site times a service crew is on-site. **5-day Palm Pick Up.**	$79,040.00
Drain Inspections	30 Included
Weed/Vine Control	Continuous Included

The entire common area to pf the Monterra COD is to be mowed at the same time, also known as "Blitz mowing." The purpose of the Blitz mowing is to have all common areas mowed at one service visit and maintain the high quality and visual aesthetics of the community. Necessary staffing on a crew should be provided to accomplish "Blitz mowing.

Total $761,064.00

susan.kooiman monterracdd.com<susan.kooiman@monterracdd.com>
susan.kooiman monterracdd.com;Mark Vega
Good afternoon:

A bidding company asked a pertinent question today that I would like to clarify regarding the Monterra landscaping RFP.

The RFP mentions an annual cleaning of palms up to 20'.

This cleaning is based upon a request from the Board of Supervisors.

We have roughly 1,100 Royal Palms on property, many above the 20' mark.

An annual cleaning of even just the smaller palms would increase the price of the RFP dramatically.

The drupes are unquestionably an annoyance.

The insertion into the RFP is to make sure that if the board might request someday to have the inflorescences cut before they produce drupes, your company would be able to do so.

It does not need to be included in your bid price.

If you have any further questions, please contact our District Manager, Mark Vega, at the address listed above.

Respectfully submitted,
Susan Kooiman
Monterra Board of Directors

Tom Jacob
9/18/26

From: susan.kooiman monterracdd.com <susan.kooiman@monterracdd.com>
Sent: Friday, September 18, 2026 3:30 PM
To: susan.kooiman monterracdd.com <susan.kooiman@monterracdd.com>
Cc: Mark Vega <mavega@azuria.com>
Subject: Monterra - Arborist evaluations

You don't often get email from susan.kooiman@monterracdd.com. Learn why this is important
Good afternoon.

It's "Tree Talk" time.

I mentioned in the Monterra landscaping walk-throughs that we have not had arborist work on property for at least three years.

We would like to invite any and all parties ***who are interested*** to send arborists to the property to evaluate the trees for necessary structural pruning.

If you do not have an arborist associated with your company or if you simply don't have the bandwidth to deal with our trees, **it will have no bearing on the RFP evaluation.**

This is just additional work not related to the large RFP for landscaping maintenance.

We at Monterra cannot afford to have every tree on property properly trimmed and pruned in one fell swoop.

We would need the arborists to identify trees that are in desperate need first, or to present a plan for tackling the (pick a direction) ... north side of the property first, followed the next year by the east, or whatever arborists normally do when they are assessing trees.

It might be that they would like to tackle all gumbo limbos or all oak trees first.

Whatever floats their boat is fine.

Please feel free to bring your arborists on property to evaluate the situation at any time.

They do not have to check in or alert anyone that they're here.

If you have any questions, please email me on my personal email at szkooiman@gmail.com.

Reason: I am acting not as a board member here but as a Master Gardener who took basic tree trimming classes and a little of the advanced — and more importantly, as someone who dog-sits Dr. Orfanedes's Australian Shepherd. He's the commercial

agent, tree-trimming instructor at the UF Extension in Davie. If you ask a question I can't answer, I'll call him.

... but mainly it's because I'll be out of town until 10/7 and unable to check CDD email.

My own email -- no problem.

We would like proposals for pricing and a "plan of attack" by **5:00 p.m. October 23, 2026.**

Proposals can be sent via email, postal delivery, UPS, FedEx, or dropped off in person.

Electronically: Mark Vega. — mavega@azuria.com

All others:
Monterra Clubhouse
c/o Mark Vega
8451 Monterra Blvd.
Hollywood, FL 33024

Respectfully submitted,
Susan Kooiman

Tom Jacob

9/18/26

Juniper

DESIGN | BUILD | MAINTAIN

We look forward to working with you!

Tom Jacob

954-649-2350

tom.jacob@juniperlandscaping.com

CORP:

4415 Metro Parkway, Suite 300 Ft.

Myers, FL

33916

JUNIPERCARES.COM

precision
A Yardnique Company

LAWN / LANDSCAPE MAINTENANCE
MAINTAIN | ENHANCE | COMMUNICATE

Monterra Community Development District

8451 Monterra Boulevard, Cooper City, Broward County, Florida 33024

IN RESPONSE TO THE AUGUST 2026 REQUEST FOR PROPOSALS LAWN / LANDSCAPE MAINTENANCE

SUBMITTED TO

Mark Vega
District Manager · c/o Inframark
Monterra Community Development District

SUBMITTED BY

Rick Giordano
Regional Leadership – Business Development

Samantha Karp
Business Developer
Precision, A Yardnique Company

DATE SUBMITTED

September 24, 2026

www.yardnique.com

September 24, 2026

Mark Vega, District Manager
Monterra Community Development District
c/o Inframark · 8451 Monterra Boulevard
Cooper City, FL 33024
mavega@azuria.com

Re: Monterra CDD — Proposal for Lawn / Landscape Maintenance
Twelve-month term, renewable · Proposals due 12:00 p.m., September 24, 2026

Dear Mr. Vega and Members of the Board of Supervisors:

On behalf of Precision — a Yardnique company — we are pleased to submit this proposal for Lawn / Landscape Maintenance of the Monterra Community Development District. Our proposal follows Section 4 of the Detailed Specifications item by item, covers all ten service areas and all eighteen lake banks, and includes every element of qualification called for in Section 1.06: firm description and licenses, key personnel, similar contracts over $200,000, an owned-equipment list, an employee list, and a designated Project Manager/Superintendent.

Monterra is a 480-acre community with nine miles of roadway, a mature and varied plant palette, an FPL easement with its own pruning rules, and a Board that has written its expectations plainly: blitz mowing, a full-time non-working on-site supervisor with contract authority, twelve-hour storm response, and a punch list that is actually cleared. We have built this program to those expectations. The District's common areas and its Pine Island Road, Sterling Road and Sheridan Street frontages are organized into four service zones worked Monday through Thursday on a fixed path of motion, with Friday held for weather make-up. Linear Park and the Clubhouse are blitz-mowed by both teams together so the District's most visible spaces are finished in a single visit. Two teams of four to five run the growing season, one team the winter, and a named supervisor signs in at the Clubhouse every service day.

Monterra will be served from our Precision branch in Lake Park, which already maintains more than forty-five homeowner and property owner associations in Palm Beach and Broward counties — among them The Grande at Ibis, Eagleton Pointe, Woodlands at Ibis and Magnolia Bay. Behind the local team stands the Yardnique family of companies: a State-licensed irrigation contractor for coordination with the District's irrigation vendor, a Certified Pest Control Operator directing agronomy, a GPS-tracked fleet so the District Representative can always locate our crews on the property, and the financial stability to carry a 10% retainage and invest in the property for the long term.

Our proposed price is **$585,360 per year** ($48,780.00 per month) — $571,060 for the lawn/landscape maintenance scope in Section 4 and $14,300 for agronomic support (soil testing at the District's request, dead-and-diseased-plant documentation, invasive-species control and coordination with the District's fertilization, pest and irrigation vendors). Irrigation, fertilization, pest and disease control and mulching remain with the District's other vendors as the specifications direct. We would welcome a site walk with the Board or the District Representative at any time, and we respectfully ask for the opportunity to serve Monterra CDD.

Respectfully submitted,

Rick Giordano
Regional Leadership – Business Development
Precision | A Yardnique Company
561-718-8682 · rick@precisionlandscapeco.com

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Section 3 Proposal Form, the equipment list, the employee list and the storm asset/price list are also provided as separate sheets with the sealed submission. Certificate of Insurance, licenses and W-9 appear as Appendices 1–3.

SELECTION / EVALUATION CRITERIA — WHERE EACH ITEM IS ADDRESSED

The Board of Supervisors, as Selection Committee, scores five criteria at 20 points each. The table maps each criterion, and each qualification item in Section 1.06 and 2.07, to the page where it is answered.

CRITERION / REQUIREMENT	POINTS	WHERE ADDRESSED IN THIS PROPOSAL	STATUS
Ability of Personnel — office location, key personnel, ability to manage, existing workload, staffing levels, direct employees vs. subcontractors	20	Firm Description · Key Personnel & Designated Superintendent · Staffing & Blitz Mowing Plan · Employee List · Contracts on Hand	✓ Addressed
Experience — similar projects, volume of work, CDD and similar-community performance, reputation	20	Similar Contracts ≥ $200,000 · Client References · Who We Are	✓ Addressed
Understanding of Scope of Work — the District's needs; qualification for additional services (design, etc.)	20	Understanding of Scope — Section 4 Crosswalk (2 pages) · Service Areas Map · FPL Easement & Linear Park · Pruning Standards · Design & Enhancement	✓ Addressed
Ability to Furnish the Required Services — financial resources, owned equipment, licenses and extra certifications	20	Equipment Owned — Dedicated to Monterra · Support Region Fleet · Licenses & Certifications · Insurance · Financial Stability	✓ Addressed
Price — bid price and reasonableness	20	Proposal Form (Section 3) · Pricing Summary · Storm Recovery Price List	✓ Completed
§1.06(1) Firm description, licenses & expirations, restricted pesticide license, banking/credit references	—	Firm Description & Licenses	✓ Included
§1.06(2) Education and experience of owners, supervisors, key employees	—	Key Personnel	✓ Included
§1.06(3) Similar contracts ≥ $200,000 with contacts; trained-personnel agreement	—	Similar Contracts & References · Trained Personnel Statement	✓ Included
§1.06(4) Equipment owned list · employee list · designated Project Manager/Superintendent	—	Equipment pages · Employee List · Key Personnel	✓ Included
§2.07(4)(a) Letter listing major subcontractors	—	None proposed — all work self-performed (Cover Letter)	✓ Included
§4.02(12)(b) Storm cleanup asset & personnel list with price list	—	Hurricane Response & Storm Recovery Pricing	✓ Included
§4.02(12)(c)–(d) Supervisor (10+ yrs) background · crew & equipment tracking procedures	—	Key Personnel · Communication & Crew Tracking	✓ Included
MOT certification & site-specific MOT policy · Hurricane plan by March 31	—	Safety & Maintenance of Traffic · Hurricane Response Plan	✓ Included
Certificate of Insurance · Licenses · W-9	—	Appendices 1–3	✓ Included

Assumption stated for the record. Per §2.01(12) and §4.02(4)–(10), fertilization, turf weed and pest control, disease control, irrigation and mulching are provided by the District's other vendors. Our price covers the landscape maintenance scope plus agronomic support that keeps those vendors coordinated; nothing in this proposal duplicates their contracts.

SECTION 3 — PROPOSAL FOR LAWN / LANDSCAPE MAINTENANCE

Proposal of: Precision, A Yardnique Company (name) · 9450 Old Dixie Hwy., Lake Park, FL 33403 (address)
to furnish all materials, equipment and labor and to perform all Work in accordance with the Contract Documents for: **"Lawn / Landscape and within the Monterra Community Development District"**

Gentlemen: The undersigned, as Proposer, hereby declares that the only person or persons interested in the Proposal, as Principal or Principals, is or are named herein and that no other person than herein mentioned has any interest in the Proposal or the Contract to which the Work pertains; that this Proposal is made without connection or arrangement with any other person, company, or parties making a bid or Proposal and that the Proposal is in all respects fair and made in good faith without collusion or fraud.

The Proposer further declares that he has examined the site of the Work; that he has made sufficient investigations to fully satisfy himself that such site is a correct and suitable one for this Work; that he has examined the Specifications and the other Contract Documents, including the Advertisement for Bids, Instructions to Proposers, Proposal, Contract and General Conditions; that he has read all Addenda prior to the opening of bids; and that he has satisfied himself fully relative to all matters and conditions with respect to the Work to which this Proposal pertains.

The Proposer proposes and agrees, if this Proposal is accepted, to contract with the Owner in the form of contract specified to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the Work specified in the Proposal and the Contract; to comply in all respects with time limits for commencement of the Work; and to execute a Contract and furnish all required information within ten (10) consecutive calendar days after written notice of award. The undersigned agrees to accept as full compensation the total of the lump sum prices named in the following schedule, and that in no event shall compensation exceed the Proposal amount.

PROPOSAL AREA / ITEM	BASIS	ANNUAL	MONTHLY
Lawn / Landscape Maintenance — all ten service areas and eighteen lake banks per Section 4 Detailed Specifications (turf care & edging 42×, four-zone path of motion with Linear Park & Clubhouse blitz mowing, shrub/ornamental trimming 12×, litter abatement, drain inspections, weed/vine control, FPL easement & Linear Park, palm fronds, storm debris within normal capacity)	Lump sum	**$571,060**	$47,588.33
Agronomic Support — soil testing at District request (independent accredited lab), dead/diseased plant documentation and removal, FISC Category 1 invasive control, coordination with the District's fertilization, pest, disease and irrigation vendors	Lump sum	**$14,300**	$1,191.67
Total Proposal Amount — Year 1		**$585,360**	**$48,780.00**

Term: twelve (12) months from Notice to Proceed, renewable for twelve-month periods by mutual consent with any increase not to exceed 5% (§2.18). Monthly invoices per the Performance Payment Template, less the 10% retainage held to the quarterly review (§4 Payment Procedure). Storm recovery beyond normal capacity at the price list on the Hurricane Response page. Prices held ninety (90) days from bid opening (§1.13).

Addenda acknowledged: None · **Proposer's Certificate No.:** _____ · **Proposer's Occupational License:** FL F20000000874

Corporate information (§1.04): Yardnique Inc., a Delaware corporation (Delaware File No. 20211784243) authorized to do business in Florida · President: Brian DuMont · Treasurer: Rob Wood, CFO · Business address: 10014 Chapel Hill Road, Morrisville, NC 27560 · Florida branch: 9450 Old Dixie Hwy., Lake Park, FL 33403. The person signing does so as authorized agent; evidence of authority attached at signing.

Dominick Portoghese

WITNESS DP

By: **Neil McFadyen**, Regional Leadership – Business Development, authorized agent for Precision, A Yardnique Company · Signature of Authorized Agent · (Corporate Seal)

PRICING SUMMARY & PERFORMANCE PAYMENT SCHEDULE

ANNUAL CONTRACT · YEAR 1

$585,360

$48,780.00 per month · lawn/landscape maintenance $571,060 + agronomic support $14,300 · every Section 4 standard included · storm debris within normal capacity included

RENEWAL

12-month term

Renewable annually by mutual consent
Increase capped at 5% (§2.18)

PERFORMANCE PAYMENT TEMPLATE — HOW EACH LINE IS DELIVERED

SERVICE	ANNUAL FREQUENCY (RFP)	HOW WE DELIVER IT	MONTHLY INVOICE LINE
Turf Care & Edging	42	Four zones Monday–Thursday, Friday make-up; Linear Park & Clubhouse blitz-mowed by both teams; 3× Jan–Mar, 4× Apr–Sep, 3× Oct–Dec; Clubhouse, 3 tot lots and dog park **weekly**; mechanical edging every cut	Turf Maintenance · Edging
Trimming of Shrubs & Ornamentals	12	Monthly hedge and shrub trimming, bottom wider than top; minor pruning as needed; major pruning by species until complete	Pruning
Litter Abatement	42 (min. 3× / week)	Every service day and every crew on site; palm fronds collected daily; rights-of-way trash-free	Trash Removal
Drain Inspections	30 (42 offered)	Every drain in turf and bed areas checked and cleared of landscape debris on each mowing visit	Drain Inspections
Weed / Vine Control	Continuous	Hand removal in beds, borders and tree bases; persistent weeds removed within 48 hours; invasives per UF/IFAS	Weed Control
Storm Clean-up	As needed	12-hour response; minor debris within normal capacity inclusive; beyond scope at the storm price list	Storm Clean-up

42	Blitz	12	42	12 hrs
MOW CYCLES / YEAR	LINEAR PARK & CLUBHOUSE	HEDGE & SHRUB TRIMMINGS	DRAIN INSPECTIONS	STORM DEBRIS RESPONSE

Retainage. We accept the 10% monthly retainage and the quarterly punch-list review. Our monthly written maintenance schedule (three days before each month, per Implementation) and our field reports give the District Manager the record to release it.

Excluded per the Specifications and priced by the District's other vendors: turf fertilization (§4.02.4), turf weed control (§5.b), insect and disease control (§6–7), irrigation (§9), mulching (§10) except Clubhouse annual beds as directed. Annuals/seasonal color and plant replacement quoted separately at the District's request.

FIRM DESCRIPTION, LICENSES, BANKING & TRADE REFERENCES — §1.06(1)

THE FIRM

Proposer	**Precision** — an operating brand of Yardnique Inc. (Yard-Nique, Inc.), a Yardnique Family of Companies member
Branch office (permanent place of business)	**Precision** · 9450 Old Dixie Hwy., Lake Park, FL 33403 · Palm Beach County — approximately 60 miles from Cooper City
Corporate office	Yardnique Inc. · 10014 Chapel Hill Road, Morrisville, NC 27560 · 919-388-9879
Entity	Delaware corporation (04/07/2021; Delaware File No. 20211784243), authorized in Florida · FL Doc. No. F20000000874 · FEIN 86-3412476
Founded	Yardnique 1997 · approximately 80% of portfolio in HOA and CDD communities
Florida branches	9 — Precision (Lake Park), ASI Landscapes (Thonotosassa, Bradenton, Orlando), Haines City, Lakeland, Everyday (Fort Myers), Tidewater, TEAM Management · Broward accounts also served from Fort Lauderdale
Employees	Direct W-2 employees; E-Verify (§448.095) enrolled; background and drug screened
Subcontractors	None proposed. All mowing, edging, pruning, litter and storm work self-performed

LICENSES & CERTIFICATIONS

Certified Irrigation Specialty Contractor (Ch. 489, F.S.)	**SCC131153805** · Michael H. Van Trump, qualifier for Yard-Nique, Inc. · expires 08/31/2028
FDACS Certified Pest Control Operator, Lawn & Ornamental	**JF149988** · Joseph M. Amarosa
Restricted Pesticide License status	Applications on this contract are not in scope (other vendor). Agronomy team holds FDACS Limited Commercial Fertilizer Applicator (GI-BMP, FL Stat. 482.1562/482.1582); restricted-use products applied only by or under a licensed CPO
ISA Certified Arborist	Rick Giordano (FL-6493A) — pruning direction to ANSI A300
FDOT Maintenance of Traffic (intermediate)	Sergio Concha — MOT plan for Pine Island Road, Sheridan Street, University Drive and Sterling Road
Banking & trade references	Pinnacle Financial Partners · five supplier references — below

FINANCIAL STABILITY — §2.14(3)(A)

$159.4M — 2025 REVENUE YARDNIQUE INC.*

$132.4M — 2024 REVENUE

$115.5M — 2023 REVENUE

$5M — UMBRELLA LIABILITY

*2025 estimate, all operating brands. Prior two years' financial statements available to the District under confidentiality on request.

BANKING REFERENCE

FINANCIAL INSTITUTION	ADDRESS	PHONE	ACCOUNT #
Pinnacle Financial Partners	280 S. Mangum Street, Suite 140, Durham, NC 27701	919-985-7753	xxxxxxxx5740

TRADE / CREDIT REFERENCES

BUSINESS	ADDRESS	PHONE	CONTACT
Bradsher Landscape	3729 Overlook Road, Raleigh, NC 27616	919.872.5174	Shelly Bradsher
SiteOne Landscape	300 Colonial Center Pkwy, Suite 550, Roswell, GA 30076	470.277.7298	Brittani Marti
Performance Outdoor	PO Box 560977, Charlotte, NC 28256	704.596.5597	Fred Braswell
TriState Turf of NC	1950 Easy Street, Dunn, NC 28334	910.567.2625	N. Taylor
CPS Services	500 Corporate Center Drive, Raleigh, NC 27607	910.600.5076	—

ONE OWNER ONE WORKFORCE NO SUBCONTRACTORS EVERY PERSON ON THE PROPERTY IS A PRECISION EMPLOYEE

KEY PERSONNEL & DESIGNATED PROJECT MANAGER / SUPERINTENDENT — §1.06(2), §1.06(4), §4.02(12)(c)

The Specifications require a full-time, non-working, English-fluent on-site supervisor with at least ten years of lawn maintenance experience and contract decision-making authority. Our designated Superintendent is on the property every service day.

HR

DESIGNATED PROJECT MANAGER / SUPERINTENDENT & ACCOUNT MANAGER

Heriberto Rivera

Superintendent & Account Manager · Precision · 12 years in the industry · 3 with Precision

Full-time on-site supervision every service day, and owner of the relationship, the monthly schedule, the punch list and the invoice.

Meets §4.02(12)(c): non-working, English-fluent, twelve years in the trade, daily contact with the District Project Representative and contract authority to act on the spot. Issues the monthly schedule three days ahead and walks the property weekly with the District Manager. Reports to Operations Manager Leif Jimenez.

DS

ASSOCIATE ACCOUNT MANAGER

D'Andre Smith

Associate Account Manager · Precision

Keeps requests moving between site visits.

Logs and tracks every District request in Aspire, follows punch-list items to photo-documented close, prepares field reports and the quarterly retainage review package, and coordinates the District's other vendors with Heriberto Rivera.



REGIONAL BRANCH LEADERSHIP

Jonathan Maceira

Regional Branch Manager · BMP, FNGLA

Branch accountability for staffing, quality and escalation.

Directs the Precision branch — production, staffing, safety and financial objectives — and is the District's escalation point above the Account Manager. Site visit twice monthly; 12-point crew scorecard.



AGRONOMIC SUPPORT

Robert Tabone

Agronomics Manager · Certified Pest Control Operator · 30+ years

Directs agronomic support: soil testing, plant-health documentation, invasive-species control.

Directs soil sampling through an independent accredited laboratory, documents dead and diseased material for the District's budget, and aligns our work with the District's fertilization and pest vendors, with Horticulture Manager David Mason on site.

PRECISION LOCAL TEAM, IRRIGATION & ARBOR RESOURCES

NAME	TITLE	ROLE ON THIS CONTRACT	CREDENTIALS / CONTACT	YEARS EXP.
Leif Jimenez	Operations Manager, Precision	Daily production, crew scheduling and the four-zone path of motion; supervises the Superintendent and crew leaders	Precision branch, Lake Park	12
Paula Miller	Irrigation Manager, Precision	Coordination with the District's irrigation vendor; heads flagged on the service map; damage repaired at our cost	Works under licensed qualifier SCC131153805	8
David Mason	Horticulture Manager, Precision	Pruning by species, monthly hedge cycle, plant-health and invasive documentation	ANSI A300 · GI-BMP program	6
Joe Amarosa	Regional Operations Manager	Regional operations; CPO of record	FDACS CPO JF149988 · GI-BMP · FNGLA	25
Mike Van Trump	State Irrigation Manager & Instructor	License qualifier; irrigation training and escalation	FL Certified Irrigation Contractor SCC131153805	30+
Rick Giordano	Arborist, Precision	Pruning standards, FPL easement 14-ft program, hazard assessment	ISA Certified Arborist FL-6493A	20+

Trained personnel agreement (§1.06(3)). Precision agrees in writing that only fully trained personnel will be assigned to this contract; trainees work only under direct and continuous supervision for brief periods not exceeding one month, or until certified as having completed training.

EMPLOYEE LIST — PROPOSED CREW ASSIGNMENT & YEARS WITH THE COMPANY — §1.06(4)

Two teams of four to five in the growing season (March–September, 380 crew-hours per week) and one team of four to five through the winter (October–February, 190 crew-hours per week), led by named Precision crew leaders, plus the non-working Superintendent, the account team and specialist support. Crew member names are confirmed from branch payroll at contract start.

POSITION	NAME	YEARS WITH COMPANY	YEARS IN TRADE	ASSIGNMENT	CERTIFICATIONS / TRAINING
Site Superintendent & Account Manager (non-working)	Heriberto Rivera	3	12	Full-time on site every service day; weekly walk with District Manager; monthly schedule; punch list	BMP · FNGLA · MOT awareness · first aid
Operations Manager	Leif Jimenez	4	12	Production, zone routing, crew scheduling	Safety program · BMP
Associate Account Manager	D'Andre Smith	2	5	Aspire work orders, punch-list follow-up, field reports	—
Crew Leader — Team A (year-round)	Rico Toussaint	10	20	Mowing & edging lead; Zone 1 blitz and Zones 2–4 rotation	Verified operator · chemical awareness
Crew Leader — Team B (Mar–Sep)	Jonathan Striggles	2	8	Detail & pruning lead; FPL easement	Verified operator · pruning to ANSI A300
Crew members — Team A (3–4)	Branch payroll	—	—	Mow, edge, line trim, blow, litter	Stage 1–3 competency
Crew members — Team B (3–4)	Branch payroll	—	—	Hedge/shrub trimming, bed weeding, drains, palm fronds	Stage 1–3 competency
Horticulture Manager	David Mason	3	6	Pruning by species, hedge cycle, plant health	ANSI A300 · GI-BMP
Irrigation Manager	Paula Miller	3	8	Coordination with District's irrigation vendor; damage response	Under qualifier SCC131153805
Agronomy	Robert Tabone (direction)	6	30+	Soil sampling, plant-health documentation, invasive control	CPO oversight · GI-BMP
Arborist	Rick Giordano	—	20+	FPL easement 14-ft program; hazard trees	ISA Certified Arborist

2 TEAMS MAR SEP

380 SUMMER CREW HRS / WEEK

1 TEAM OCT FEB

190 WINTER CREW HRS / WEEK

100% DIRECT EMPLOYEES NO SUBS

Every employee is ours

All personnel are Precision W-2 employees — E-Verified under §448.095, background and drug screened, uniformed with company identification, and trained through our four-stage competency program before operating powered equipment on the property.

Invasive-species identification (§4.02.11)

Every crew member on Monterra property is trained to identify Brazilian pepper, arrowvine and air-potato at a minimum, and FISC Category 1 plants are removed per UF/IFAS eradication steps with the District notified of location.

SIMILAR CONTRACTS ≥ $200,000 — CURRENT & FORMER — §1.06(3)

Residential communities similar to or larger than Monterra in size, plant palette and standard of maintenance, each with an annual contract at or above $200,000 and a contact knowledgeable about our work. South Florida communities served by the Precision branch are listed first, followed by Yardnique CDD and master-association contracts statewide. All are prime contracts self-performed by Yardnique Florida branches.

COMMUNITY	LOCATION	TYPE	ANNUAL VALUE	SINCE	CONTACT
Eagleton Pointe HOA SOUTH FL	Palm Beach Gardens, FL	HOA · full-service	$322,666	Current	Lisa Steuben, Lang Management · 561-625-0030
The Grande at Ibis POA SOUTH FL	West Palm Beach, FL	POA · Ibis community	$282,600	Current	Connie Gennamore, Realtime Property Mgmt · 561-763-0086
Woodlands at Ibis HOA SOUTH FL	West Palm Beach, FL	HOA · Ibis community	$278,336	Current	Connie Gennamore, Realtime Property Mgmt · 561-763-0086
Magnolia Bay SOUTH FL	Palm Beach Gardens, FL	HOA · full-service	$243,000	Current	Minou Pierre, Triton Property Mgmt · mbmgr@tritoncam.com
Monterey Pointe SOUTH FL	Palm Beach Gardens, FL	HOA · full-service	$210,002	Current	Bob Tummillo, Board · ztmgroup@aol.com
Fishhawk Ranch CDD	Lithia, FL	CDD · master-planned, mature canopy, ponds, trails	$1,400,000	2024	Eric Dailey, District Manager, Halifax Solutions · (813) 575-1955
Hunter's Creek Community Association	Orlando, FL	Master association · 4,000+ homes, parks, roadways	$1,400,000	2020	Seth Emmons, General Manager · (407) 240-6000
Epperson North CDD	Wesley Chapel, FL	CDD · common areas, parks, sub-associations	$567,000	2025	Heath Beckett, District Manager, Vesta · (321) 263-0132
Cypress Lakes	Lakeland, FL	55+ community · full-service	$463,000	2025	Robert Parody · (863) 859-1431
Panther Trace II CDD	Riverview, FL	CDD · community-wide	$268,000	2026	Heath Beckett, District Manager, Vesta · (321) 263-0132
Spring Lake CDD	Riverview, FL	CDD · community-wide	$225,000	2023	Eric Dailey, District Manager, Halifax Solutions · (813) 575-1955
Cascades at Estero Resident's Association	Estero, FL	55+ gated · 614 homes, 2,037 palms (proposed 2027)	$728,880	Proposed	Valerie Nolin, ICON Management
Gulf Harbour Yacht & Country Club	Fort Myers, FL	Club community · served continuously since 2004	On request	2004	Rod Middleton · (239) 437-0340
Tidewater by Del Webb	Estero, FL	55+ active-adult community	$665,000	Current	Ann Colleen Sutton, KW Property Mgmt · (239) 851-9593
Tarpon Point Property Owners Association	Cape Coral, FL	POA · waterfront community	$258,000	2006	Lauren Snyder, Property Manager · (239) 849-5866

45+ SOUTH FL HOA / POA / CONDO ACCOUNTS

30+ CDD / HOA / ASSOCIATION ACCOUNTS FL

22 yrs LONGEST CONTINUOUS COMMUNITY

97% CLIENT RETENTION NETWORK

Broward County and surrounding areas (§2.07(4)(b)(5)). The Precision branch in Lake Park serves Palm Beach County associations today, and Yardnique's Fort Lauderdale operation serves Broward. Additional South Florida HOA, POA and public-entity references follow on the next page.

SOUTH FLORIDA CLIENT REFERENCES — PALM BEACH & BROWARD HOA / POA COMMUNITIES

Current Precision and Yardnique Fort Lauderdale association accounts, from our Aspire system of record. Each is a community association maintained by our own crews; contacts are the managing agent or board representative who oversees our work. Values are current annual contract amounts.

46 ACTIVE SOUTH FL ASSOCIATIONS

$4.1M ANNUAL ASSOCIATION VALUE

2 COUNTIES PALM BEACH & BROWARD

≈60 mi LAKE PARK BRANCH TO COOPER CITY

HOA / POA / CONDOMINIUM REFERENCES

COMMUNITY	CITY	ANNUAL VALUE	MANAGEMENT / CONTACT	PHONE / EMAIL
Barclay at PGA HOA	Palm Beach Gardens	$169,200	Minou Pierre, Triton Property Management	bcmgr@tritoncam.com
Blue Heron	West Palm Beach	$143,420	FirstService Residential	772-562-9031
Isla Vista	West Palm Beach	$132,600	CN Property Management	561-575-7792
Tradition Cove	West Palm Beach	$127,657	S. Robinson, Sunrise Property & Estate Mgmt	561-575-7792 · srobinson@sunrisecompanies.com
The Classics at Bear Lakes	West Palm Beach	$126,000	Donna Lucas, Miami Management	dlucas@miamimanagement.com
Cranes Pointe	West Palm Beach	$120,481	S. Robinson, Sunrise Property & Estate Mgmt	561-575-7792 · srobinson@sunrisecompanies.com
Terra Lago at Ibis	West Palm Beach	$117,180	Claudia English, CN Enterprises	805-304-6807 · cenglish@cnepropertymanagement.com
Villagio at Ibis	West Palm Beach	$106,029	Liza Talesman, AKAM	561-983-6000 · ltalesman@akam.com
San Michele HOA	Palm Beach Gardens	$106,000	Penny Shiffrin, HOA President	561-436-5989
Sandpiper Cove at Ibis HOA	West Palm Beach	$82,744	Claudia English, CN Enterprises	805-304-6807
Legend Club HOA	West Palm Beach	$82,620	Legend Club HOA	561-625-0030
Fairway Condominium	Delray Beach	$42,900	Stephanie LaFollette, Kay Association Mgmt	Kayassociationmgmt@gmail.com
Quantum Lifestyle POA (Broward)	Fort Lauderdale	$26,511	Julissa Fermin, PMG Asset Services	954-624-4730 · Julissa.Fermin@pmgassets.com

PUBLIC ENTITY & CLUB-COMMUNITY REFERENCES

CLIENT	LOCATION	SCOPE	CONTACT
Village of North Palm Beach — Public Works	North Palm Beach	Municipal grounds and rights-of-way · $834,867 / yr	Beth Davis · bdavis@village-npb.org
Ibis Golf & Country Club	West Palm Beach	Club community — 23 additional Ibis neighborhoods served	Bob Gardner · rgardner1220@yahoo.com
Estuary — Jupiter	Jupiter	Community association	Cindi Moore · 917-797-7521 · cyndi12357@gmail.com

SAME COMPANY SAME CREWS SAME STANDARDS EVERY COMMUNITY ABOVE IS MAINTAINED TODAY BY PRECISION AND YARDNIQUE FORT LAUDERDALE EMPLOYEES

UNDERSTANDING OF SCOPE — SECTION 4 DETAILED SPECIFICATIONS, LINE BY LINE (1 of 2)

> *"The entire common area of the Monterra CDD is to be mowed at the same time, also known as 'Blitz mowing' … Necessary staffing on a crew should be provided to accomplish Blitz mowing." — Performance Payment Template*

SECTION 4 STANDARD	HOW WE EXECUTE AT MONTERRA
4.02.1 Hours — no powered equipment before 8:00 a.m.; no Saturday, Sunday or holiday work without authorization	Crews sign in at the Clubhouse at arrival; powered equipment starts at 8:00 a.m.; hand litter pickup and drain checks fill the early window. Monday–Friday only.
4.02.2 Turf — Argentine Bahia, Floratam and CitraBlue St. Augustine; 4" in the community, 4½" outside perimeter walls/fences, 5" in the FPL easement; rotary mowers, sharp balanced blades, **cleaned before entering the property**; 42 cuts (3× Jan–Mar, 4× Apr–Sep, 3× Oct–Dec); clippings mulched, no clumps, none on hardstand or in storm drains	Deck heights set per zone on the service map and checked by the Superintendent each morning; mowers washed at the branch before every Monterra trip; four-zone path of motion Monday–Thursday with Friday make-up — Linear Park and the Clubhouse blitz-mowed by both teams together; blowing crew follows the mowers so streets, curbs, walks, bike paths and beds are clean the same day, GI-BMP compliant.
4.02.3 Edging — mechanical edging of all turf next to curbs, streets, walks, bike paths, beds and borders every cut; no chemical edging; debris removed same day; **palm fronds collected and removed daily**	Stick edgers (metal blade) on every cut; edging debris blown to turf and collected; fallen palm fronds picked up on every visit and hauled off — never left overnight.
4.02.5.a Weed control outside turf — planted areas, tree bases, beds and borders weed-free at all times, removed by hand; no injurious chemicals without District approval; persistent weeds gone within 48 hours	Team B works beds and tree rings on every visit; hand removal is the default; spot chemical only with written approval; 48-hour standard tracked on the Superintendent's daily log.
4.02.8 Pruning — natural shape; Representative informed; no climbing spikes; dead/broken/diseased removed with cuts into healthy tissue; inward, water-sucker and crossing branches; major pruning by species until complete; palm fronds ground–12 ft; hedges monthly, height by District Manager, **bottom wider than top**; lighting and signage kept clear; broken limbs to 14 ft with collar repair; ANSI A300 and GI-BMP	Monthly hedge and shrub cycle with major pruning scheduled by species and announced on the monthly written schedule; pole saws and bucket lift for palms to 20 ft and hardwoods to 8 ft annually; equipment sanitized between plants after removing diseased material; cold-damaged plants tipped only; all cuttings off site each day.
4.02.9 Irrigation coordination — other vendor; Contractor liable for damage it causes and must notify the District immediately; coordinate new plantings with the irrigation vendor	Heads and valve boxes flagged on the service map; any strike reported to the District Manager the same day and repaired at our cost by our licensed irrigation staff; new plantings scheduled with the irrigation vendor before install.
4.02.10 Mulching — other vendor, except Clubhouse annual/differentiated beds as directed	Clubhouse annual beds mulched and maintained as the District directs; quoted per bed.
4.02.11 Invasives — FISC Category 1 removed immediately per UF/IFAS; District notified with location; all employees identify Brazilian pepper, arrowvine and air-potato	Crew training includes the three species at minimum; removal logged with GPS location and photo in the field report.

480	9 mi	18	10	42
ACRES	ROADWAYS	POND BANKS	SERVICE AREAS	BLITZ MOW CYCLES

UNDERSTANDING OF SCOPE — SECTION 4 DETAILED SPECIFICATIONS, LINE BY LINE (2 of 2)

SECTION 4 STANDARD	HOW WE EXECUTE AT MONTERRA
4.02.12.a Trash — rights-of-way and landscaped areas trash-free at all times; fallen palm fronds daily	Litter abatement on every service day — minimum three times per week and every time a crew is on site — with a dedicated litter sweep before mowing begins.
4.02.12.b Storm debris — respond within 12 hours; supplemental asset and personnel list with price list; hurricane plan annually by March 31; FEMA/State/County documentation	Named storm command roster and 12-hour response commitment; asset and personnel list and price list on the Hurricane Response page; plan delivered each March; force-account logs, load tickets and photos to FEMA standard.
4.02.12.c Supervision — full-time, qualified, non-working on-site supervisor; English-fluent; contract authority; 10+ years	Designated Superintendent on site every service day (Key Personnel page); daily contact with the District Project Representative.
4.02.12.d Tracking — control procedures to track staff and equipment en route and on property	GPS fleet tracking on every truck and trailer; crew locations visible to our office in real time; sign-in/out at the Clubhouse; the District Representative can reach our office and be told where the crew is (Communication & Crew Tracking page).
4.02.12.e Access — Pine Island Road gate only; sign in at the Clubhouse on arrival and out at departure	Written into the crew route sheet; Superintendent signs the log; no other gate used.
FPL Easement & Linear Park — trees at or below 14 ft from top of sidewalk; tree rings so trimmers never touch trunks; monthly observation and pruning; mulching mowers with no windrows; no ruts in wet turf — damaged turf replaced within one week at our cost; easement cut even if waterlogged (string trim if needed); pathways, seating and stations clear; 8-ft bike clearance; 5" mowing height	Monthly FPL easement inspection by the Superintendent with the arborist on call; 14-ft height held with pole saws, never topping; walk-behind or string-trim on saturated ground; turf damage repaired within seven days and the District told so irrigation can be arranged; 8-ft clearance over every path checked monthly.
General — hardwood lifts to 8 ft and palms to 20 ft (with seed pods) annually; persistent weeds within 48 hrs; **42 drain inspections**; soil testing on request via accredited lab; annuals proposals on request; sight-line pruning; solid-mass beds; hedges wider at bottom; dead plants removed and reported for budget; sanitize equipment; cold damage tipped only	Annual lift cycle scheduled on the Year-One calendar; drains inspected and cleared every mowing visit (42, exceeding the 30 in the template); soil testing under the agronomic-support line; sight-line and hedge standards on the monthly detail checklist; dead-plant removals logged with photos and reported for the District's replacement budget.
Traffic Control — MOT per State/County/City; MOT certification and site-specific MOT policy; no sight hindrance from plants or vehicles; safety apparel	FDOT-certified MOT lead; site-specific MOT policy for Pine Island Road median, Sheridan Street median, University Drive and Sterling Road delivered with the contract; cones, arrow boards and high-visibility apparel on every roadside operation.
Implementation — written maintenance schedule ≥ 3 days before each month; advance notice of subcontracted personnel; copies of all licenses; no weekend/holiday work	Monthly schedule issued by the Account Manager on the 25th for the following month; no subcontractors; license copies in the appendices and on file with the District.
Payment — monthly invoice by service line; 10% retainage; quarterly punch-list review	Invoice follows the Performance Payment Template lines; punch-list items cleared within the cure period and documented with photos.

EVERY SECTION 4 STANDARD ASSIGNED TO A NAMED PERSON, A DAY OF THE WEEK AND A LINE ON THE FIELD REPORT

SERVICE AREAS & DISTRICT MAP — THE TEN AREAS AND EIGHTEEN POND BANKS



District map from the RFP — maintenance limits shown in teal (CDD community maintenance limits) and hatched (Pine Island Road landscape and irrigation limits). Lakes are numbered as shown on the RFP map.

AREA	WHAT WE MAINTAIN
a. Common areas incl. Taramea Ave	Swale, sidewalk to CDD fence, and back of the CDD fence to homeowners' property lines
b. Pine Island Road median	Median turf, beds and trees — MOT in effect
c. Sheridan Street median	Median turf, beds and trees — MOT in effect
d. Solano Avenue (west)	West side from Sheridan St north to NW 82 Way; bump-outs both sides to NW 33rd St
e. Solano Avenue (east)	East side from the Monterra Apartments driveway north to the NW corner of the lake (Jefferson at Monterra line)

AREA	WHAT WE MAINTAIN
f. Sheridan & University NW corner	Sidewalk between the canal and Monterra Apartments north to the church, incl. banks of the two water bodies along University Dr
g. Lakes #3 and #8 / Bella Terra wall	Two areas at the bottom of the lakes and outside the perimeter wall east to the CDD fence
h. Wetlands #2 edge — La Costa	Between the eastern boundary of Wetlands #2 and the homes on the west side of NW 84th Way
i. Lake #5 west bank	High-water mark to the guardrail at the church driveway
j. All 18 lake banks	High-water mark to residents' property lines — Bahia at 4", no clippings in the water
k. Estada canal edge	East of the canal from Sheridan Rd to the water pump; pump and rain sensors kept accessible

Service zones. Our service limits are the teal CDD maintenance areas shown above plus the Sheridan Street, Sterling Road and Pine Island Road frontages and medians. These are grouped into four zones (next page). **Linear Park and the Clubhouse (amenity center) are the District's blitz areas** — both teams mow them together in a single visit — and the remaining zones are worked one per day, Monday through Thursday, on a fixed path of motion with Friday held for make-up. Zone maps are finalized on the pre-start walk with the District Manager.

SERVICE ZONE MAP & PATH OF MOTION — FOUR ZONES · MONDAY–THURSDAY · FRIDAY MAKE-UP



Zone takeoff from our property measurement. Total mowed area 20,407,145 sq ft (≈ 468 acres) within the CDD maintenance limits and the Pine Island Road, Sterling Road and Sheridan Street frontages.

Zone 1 — Blitz Zone — MON

Linear Park and the Monterra Clubhouse (amenity center), tot lots and dog park

Mowing · **1,587,095 sq ft** · 36.4 ac

Zone 2 — TUE

Pine Island Road; lake banks west of Linear Park

Mowing · **6,079,268 sq ft** · 139.6 ac

Zone 3 — WED

Sterling Road, N. University Drive, lake banks east of Linear Park, along Cascada Isles to Sheridan Street

Mowing · **6,591,621 sq ft** · 151.3 ac

Zone 4 — THU

Sheridan Street, NW 83rd Way, lake banks south of Linear Park

Mowing · **6,149,161 sq ft** · 141.2 ac

WEEKLY PATH OF MOTION — GROWING SEASON (TWO TEAMS)

DAY	ZONE	PATH OF MOTION — IN ORDER
MON	**Zone 1 BLITZ** both teams	Enter at the Pine Island Road gate; Superintendent signs in at the Clubhouse. Hand litter pickup and drain checks until 8:00 a.m. At 8:00 both teams start at the **Clubhouse grounds, tot lots and dog park** (cleared before peak resident use), then work **Linear Park end to end in one continuous pass** — mowers in parallel lanes at 5" through the FPL easement, trimmers and edgers behind, blowers last. Tree rings and 8-ft path clearance checked on the way. Zone 1 is finished before the teams split: Team A moves to the Zone 2 lake banks nearest Linear Park; Team B stays for Zone 1 detail.
TUE	**Zone 2**	**Pine Island Road** frontage and median first, under the MOT set-up, while traffic is lightest; then the **lake banks west of Linear Park** bank by bank, high-water mark to property line, working back east so the zone ends at the Linear Park edge.
WED	**Zone 3**	**Sterling Road** frontage, then south along **N. University Drive**; then the **lake banks east of Linear Park** and the common areas **along Cascada Isles**, finishing at **Sheridan Street**.
THU	**Zone 4**	**Sheridan Street** median and frontage under MOT, then **NW 83rd Way**; then the **lake banks south of Linear Park**, closing the loop at the Linear Park edge. Superintendent's weekly inspection walk follows the crews.
FRI	**Make-up**	Weather carry-over worked in the same zone order; punch-list items; litter and drain sweep; field report and photos to the District. If the week finished on schedule, Friday goes to detail and pruning.

Rules of the route

- The zone order never changes week to week, so no area is routinely serviced last and the schedule is auditable by the Board.
- Lake banks are mowed with clippings discharged away from the water; push mowers on saturated banks.
- Powered equipment never before 8:00 a.m.; Pine Island Road gate only; sign-in and sign-out at the Clubhouse.

Detail rotation & winter

- Team B details one zone per week — Week 1 Zone 1, Week 2 Zone 2, Week 3 Zone 3, Week 4 Zone 4 — completing the monthly hedge and shrub cycle.
- October–February: one team runs the same Monday–Thursday order on the 3×-per-month cycle; the off week goes to the detail rotation.

STAFFING, BLITZ MOWING PLAN & WEEKLY CADENCE

GROWING SEASON · MARCH–SEPTEMBER · TWO TEAMS

DAY	TEAM A — MOWING	TEAM B — DETAIL
MON	**Zone 1 blitz** with Team B — Clubhouse, tot lots, dog park, Linear Park · then Zone 2 lake banks	**Zone 1 blitz** — trim, edge, blow · then Zone 1 detail
TUE	**Zone 2** — Pine Island Road (MOT) · lake banks west of Linear Park	Litter sweep ahead of mowers · hedge & shrub rotation · drains
WED	**Zone 3** — Sterling Rd · N. University · lake banks east · Cascada Isles	Pruning by species · sight lines · invasives · palm fronds
THU	**Zone 4** — Sheridan St (MOT) · NW 83rd Way · lake banks south	Beds & borders · tree rings · FPL easement observation
FRI	**Make-up** — weather carry-over in zone order	Punch-list items · Superintendent inspection · field report

380 crew-hours per week — two teams of 4–5, plus the non-working Superintendent. Every common area is mowed once each service week along the fixed Monday–Thursday path of motion; Linear Park and the Clubhouse are blitz-mowed by both teams together. The Clubhouse, three tot lots and dog park are mowed weekly year-round.

WINTER · OCTOBER–FEBRUARY · ONE TEAM

One team of 4–5 (190 crew-hours per week) runs the same Monday–Thursday zone order on the 3×/month cycle, starting each week with the Zone 1 blitz of Linear Park and the Clubhouse. Hedges, beds, drains and litter fold into the single team's week, and the off week goes to the detail rotation. Team B returns March 1.

SUPERVISION PROTOCOL

- **Superintendent & Account Manager Heriberto Rivera** on site every service day — signs in at the Clubhouse, daily contact with the District Representative, weekly walk with the District Manager, monthly written schedule three days before month-end
- **Operations Manager Leif Jimenez** sets the path of motion and moves crews between zones when weather or site conditions require
- **Associate Account Manager D'Andre Smith** tracks every request in Aspire and closes punch-list items with photos
- **Regional Branch Manager** Jonathan Maceira site visit twice monthly; 12-point crew scorecard
- **Quarterly review** with the Board aligned to the retainage release
- Photo verification before crews leave the property; field report after every service day

CREW STRUCTURE



FOUR ZONES — MONDAY–THURSDAY — FRIDAY MAKE-UP — LINEAR PARK & CLUBHOUSE BLITZ MOWED BY BOTH TEAMS — CLUBHOUSE, TOT LOTS AND DOG PARK WEEKLY — POWERED EQUIPMENT NEVER BEFORE 8:00 A.M.

EQUIPMENT OWNED & OPERATED — DEDICATED TO MONTERRA CDD — §1.06(4), §2.14(3)(a)(2)

Units below are assigned from the Precision branch asset register (April 2026) to the Monterra crews — two teams of 4–5 in the growing season, one team in winter, plus the Superintendent's vehicle and the agronomy/arbor route. All units company-owned and operated by Precision employees; no rented production equipment and no subcontracted labor. Each line is matched to the Section 4 requirement it serves.

QTY	DESCRIPTION (FROM PRECISION INVENTORY)	CAPACITY	SECTION 4 REQUIREMENT SERVED	NO. AT BRANCH
2	Crew trucks — Isuzu NPR / Chevrolet 4500 landscape body (one per team)	GVWR 14–15k lb	Crew, fuel, water, spill kit and MOT cones on site every service day; GPS-tracked	28 trucks & vehicles
2	Enclosed equipment trailers — Indian Rivers / Covered Wagon / Anvil 16–20'	16'–20'	Secure transport; nothing left on District property overnight	15 trailers
1	Superintendent vehicle — Ford F-350 pickup	—	Full-time on-site supervision; daily sign-in at the Clubhouse (§4.02.12.c–e)	(included above)
4	Stand-on mowers — Scag SVRII-48V / SVRII-61V (two per team)	48"–61" deck	§4.02.2 rotary mowing at 4" / 4½" / 5"; blades sharpened and balanced daily; washed before entering the property	18 stand-on mowers
1	Sit-down mower — Scag Tiger Cat II 61" / Exmark Radius 48"	48"–61"	§4.02.2 open common areas and FPL easement at 5"; mulching deck, no windrows	7 sit-down mowers
2	Push mowers — Echo LM-2116SP / LM-2119SP self-propelled 21"	21"	Lake banks (18), wet FPL easement, tot lots and dog park; no ruts on saturated turf	8 push mowers
6	Backpack blowers — Echo PB-770T · Stihl BR600	—	§4.02.2.d / 3.c clippings and edging debris off streets, curbs, walks, bike paths and beds — never into storm drains	49 blowers
4	Line trimmers — Echo SRM-2620T · Stihl FS91R	—	Trim after every mow; string-trim the easement when waterlogged (§FPL)	11 line trimmers
4	Stick edgers — Echo PE-2620 · Shindaiwa LE262 · Stihl FC91 (metal blade)	—	§4.02.3 mechanical edging every cut, curbs, streets, walks, bike paths, beds — no chemical edging	22 stick edgers
4	Hedge trimmers — Echo SHC-2620 articulating · Stihl HL94K	Articulating	§4.02.8.k monthly hedge trimming, bottom wider than top; sight-line and signage clearance	54 hedge trimmers
2	Pole pruners & chainsaws — Echo PPT-2620H · Stihl HT105 · Stihl MS201TC	Reach to 14–20'	§4.02.8 palm fronds to 12 ft, broken limbs to 14 ft, FPL easement 14-ft ceiling — no climbing spikes	7 pole saws & chainsaws
1	Boom lift — Haulotte 45XA (scheduled)	45 ft	Annual palm lifts to 20 ft incl. seed pods; hardwood lifts; storm hazard limbs	1
1	Utility vehicle — John Deere Gator	—	Superintendent inspections, litter and drain checks across 9 miles of roadway	3 utility vehicles
1	Wood chipper — Vermeer BC1000XL (storm & major pruning)	12"	§4.02.12.b storm debris within 12 hours; major pruning debris off site same day	1

Units are assigned by route and rotate through the branch shop on the preventive-maintenance schedule; a like-for-like branch unit is substituted the same day if a unit is down. Storm response draws on the regional loaders, chippers and dump units summarized on the next page.

14
EQUIPMENT CLASSES ON SITE

4 + 1
STAND ON + SIT DOWN MOWERS

Washed
BEFORE EVERY MONTERRA TRIP (§4.02.2.b)

Same day
LIKE FOR LIKE REPLACEMENT

Why this mix for Monterra

Nine miles of roadway frontage, medians under traffic control, an FPL easement that stays wet, and eighteen lake banks. Stand-on units carry the Zone 1 blitz of Linear Park and the Clubhouse and the Monday–Thursday zone rotation; the sit-down mower takes the open easement; push mowers protect saturated banks and playground turf where a ride-on would rut.

Maintained to the standard, not the calendar

Blades sharpened and balanced daily, decks washed at the branch before every trip to the District, edger blades replaced before they bevel. Pre-trip and pre-operation checks every day; damaged or unguarded equipment is pulled from service on the spot.

SUPPORT REGION FLEET — YARDNIQUE FLORIDA BRANCHES & ON-SITE FLEETS (2026 ASSET REGISTERS)

1,187
OWNED UNITS REGION

228
PRECISION (PRIMARY)

828
SUPPORT BRANCH UNITS (4 BRANCHES)

131
DEDICATED ON SITE FLEETS (3 PROPERTIES)

EQUIPMENT CLASS	Precision PRIMARY BRANCH	ASI Thonotosassa branch	Orlando Central branch	Haines City branch	Lakeland branch	Hunter s Creek CA on site fleet	KPMG Lakehouse on site fleet	USTA Campus on site fleet	REGION
Zero-turn / sit-down mowers	7	19	1	3	3	8	—	1	**42**
Stand-on mowers	18	48	8	12	5	5	4	2	**102**
Walk-behind & push mowers	8	42	2	6	2	—	1	1	**62**
Hedge trimmers	54	78	21	4	7	9	4	3	**180**
Backpack & push blowers	49	125	9	7	11	15	4	3	**223**
Line trimmers	11	86	8	3	9	11	6	4	**138**
Stick edgers	22	66	20	4	5	14	4	2	**137**
Pole saws & chainsaws	7	7	2	1	4	6	2	—	**29**
Spray & spreader units	—	8	—	5	—	2	—	—	**15**
Trailers	15	48	7	5	2	2	1	—	**80**
Trucks & vehicles	28	91	15	5	4	9	3	—	**155**
Utility vehicles	3	1	—	—	—	1	2	1	**8**
Loaders, skid steers & tractors	3	3	—	—	—	—	—	—	**6**
Specialty — chipper, lift, sod cutter	3	5	—	1	—	1	—	—	**10**
Total units	**228**	**627**	**93**	**56**	**52**	**83**	**31**	**17**	**1187**

Counts reflect current asset registers and are subject to normal fleet rotation and capital additions. Hunter's Creek, KPMG Lakehouse and USTA are dedicated on-site fleets assigned to properties we service full-time — the same model proposed for Monterra — and are shown for scale, not as support inventory. Storm-response units available to Monterra through the regional network: Kubota R520/R630 wheel loaders and BX2830 tractor (Precision), John Deere 323E track loader and 35G mini excavator, Ditch Witch vibratory plows, Vermeer BC1000XL and BC1500 chippers, Mitsubishi FE160 and Ford F-550 dump units, Wanco light tower, and bucket and grapple trucks through the Yardnique shared-resource network.

How the region backs the property

Precision carries 18 stand-on mowers, 49 blowers, 54 hedge trimmers and 22 edgers — several times what Monterra requires — so a breakdown on site is a same-day swap, not a missed service. The Thonotosassa, Orlando Central, Haines City and Lakeland branches add another 828 units, and every unit is company-owned, so we are not competing for rentals after a storm.

Storm response equipment

Loaders, tractor, chipper, dump units and light tower are staged at Precision and dispatched to Monterra under the Hurricane Response Plan within the 12-hour window; larger loaders, excavator, bucket and grapple trucks follow from the regional network. Force-account equipment logs are kept per unit for the District's FEMA documentation.

SAFETY, MAINTENANCE OF TRAFFIC & SITE-SPECIFIC PROTOCOLS

Every new team member completes a mandatory safety orientation at the branch before assignment to a production crew; no employee operates powered equipment on the property until trained, evaluated and cleared by a supervisor. Instruction is hands-on and delivered in English and Spanish. Monterra adds roadside work on four public roads, which is why MOT is a named certification on this crew.

MAINTENANCE OF TRAFFIC — PINE ISLAND ROAD, SHERIDAN STREET, UNIVERSITY DRIVE, STERLING ROAD

- FDOT-certified MOT lead (intermediate) on every median and roadside operation; **site-specific MOT policy for the District delivered with the contract**
- Cones, advance warning and arrow board per MUTCD / FDOT Design Standards Index 600 series for shoulder and median work
- High-visibility Class 2 apparel for everyone within the right-of-way; trucks staged on the shoulder with amber warning lights
- Discharge always away from live lanes; no blowing toward traffic; sight triangles at driveways and intersections kept clear of plants and vehicles
- Median work scheduled outside peak hours where the District agrees

SITE-SPECIFIC PROTOCOLS FOR MONTERRA

- **Lakes & wetlands (18 banks, Wetlands #2):** approved buffers; no ride-on equipment on saturated or undercut banks; no clippings in the water
- **FPL easement:** no equipment or pruning that violates the 14-ft ceiling; no ruts on wet turf — string trim if needed
- **Clubhouse, tot lots, dog park:** schedule around peak use; stop equipment when children or pets enter the work zone; surfaces cleared before leaving
- **Gates & access:** Pine Island Road gate only; sign in and out at the Clubhouse; gate codes never shared outside the crew
- **Estada pump:** pump and rain sensors kept accessible and never struck by trimmers

EQUIPMENT OPERATING STANDARDS

Ride-on & stand-on mowers

✔ Walk the area for debris before the first pass. ✔ Reduce speed on turns, slopes, wet turf, curbs. ✖ Never operate on grades beyond the machine's rating or on saturated banks.

Trimmers, edgers & blowers

✔ Eye, face and hearing protection; guards installed. ✔ Blow debris to the interior, then collect. ✖ Never trim against trunks, meters or irrigation heads; never blow into drains, lakes or traffic.

Pole saws, chainsaws & lift

✔ Chaps, helmet and face shield; two-person rule aloft. ✔ Lift outriggers set and inspected daily. ✖ Never climb palms with spikes; never cut within the approach distance of energized lines.

Fueling & transport

✔ Refuel on a cool engine, level ground, off turf. ✔ Strap every machine before the trailer moves. ✖ Never leave a ramp down or a machine unchocked.

Personal protective equipment

Eye and hearing protection, gloves and high-visibility shirts issued at hire and replaced at no cost; steel- or composite-toe footwear required for all equipment operation.

Heat illness & hydration

Water and shade on every truck; new employees acclimatized over the first week; heavy work scheduled earlier in the day; symptoms stop the task immediately.

CREW ASSIGNMENT BY DEMONSTRATED COMPETENCY

STAGE 01 · Orientation

Classroom and yard instruction. Policy, PPE, hand tools, blowers, invasive-plant ID.

STAGE 02 · Supervised field

Trimming and edging under a crew leader. Technique and site awareness observed.

STAGE 03 · Verified operator

Walk-behind, then stand-on and sit-down mowing after documented supervisor sign-off.

STAGE 04 · Specialty & lead

Pruning to ANSI A300, lift operation, MOT, crew leadership.

START-UP OPERATIONAL PLAN & IMPLEMENTATION TIMELINE

Notice to Proceed starts a twelve-month clock. The plan front-loads what the Specifications ask for at the outset — the site walk, the written monthly schedule, the MOT policy, the FPL easement baseline and the invasive-species survey — while blitz mowing begins on Day 1.

PHASE 1 · PRE-START — NOTICE OF AWARD TO NOTICE TO PROCEED

- ✓ Contract executed within 10 days; Certificate of Insurance naming the District as Additional Insured
- ✓ Site walk with the District Manager: ten service areas, 18 lake banks, FPL easement, Estada pump, medians
- ✓ Color-coded blitz zone maps and path-of-motion routing for both teams
- ✓ Site-specific MOT policy delivered; MOT lead assigned
- ✓ First monthly written maintenance schedule delivered ≥ 3 days before Month 1
- ✓ Superintendent introduced to the District Representative; Clubhouse sign-in procedure confirmed

PHASE 2 · MONTH 1

- ✓ Blitz mowing on the first scheduled cycle; Clubhouse, tot lots and dog park weekly
- ✓ Baseline photo survey of every area; FPL easement tree heights measured against the 14-ft ceiling
- ✓ FISC Category 1 invasive survey with locations reported to the District
- ✓ Drain inventory and first 42-cycle inspection log started
- ✓ Irrigation vendor, fertilization vendor and pest vendor contacts exchanged; coordination calendar set
- ✓ First field reports and GPS tracking access delivered

PHASE 3 · MONTHS 2–3

- ✓ First monthly hedge and shrub cycle complete; major pruning by species scheduled and announced
- ✓ Dead and diseased plant material documented and reported for the District's replacement budget
- ✓ Punch-list process running; first quarterly retainage review prepared
- ✓ Hurricane Response Plan delivered (and every March 31 thereafter)
- ✓ Annuals and enhancement proposals submitted at the District's request

PHASE 4 · MONTHS 4–12

- ✓ Annual palm lift to 20 ft with seed pods; hardwood lifts to 8 ft
- ✓ Seasonal staffing transition — Team B stands down October 1, returns March 1
- ✓ Quarterly reviews aligned to retainage release
- ✓ Year-end review with the Board: performance, punch-list history, storm log, renewal terms within the 5% cap

Day 1	3 days	12 hrs	Mar 31	Quarterly
BLITZ MOWING BEGINS	MONTHLY SCHEDULE LEAD TIME	STORM DEBRIS RESPONSE	ANNUAL HURRICANE PLAN	RETAINAGE REVIEW

COMMUNICATION, CREW TRACKING & REPORTING — §4.02(12)(c)–(e)

The selection committee asked each proposer to discuss control procedures and communication capabilities for tracking staff and equipment en route and on the property. Ours run on three layers: a full-time Superintendent who signs in at the Clubhouse, GPS on every truck and trailer, and systems that time-stamp every service and every request.

GPS fleet tracking

Every crew truck and trailer reports location, speed and stops to dispatch in real time. When the District Representative calls, we can say which zone the crew is in and message the Superintendent.

Clubhouse sign-in / sign-out

Pine Island Road gate only. Heriberto Rivera signs the property log on arrival and departure with crew count and planned zone; the log matches the GPS record.

Superintendent on the radio

Phone and two-way radio; the District Representative's single point of contact during every service day, with contract decision-making authority.

aspire. CLIENT PORTAL · ADMINISTRATION

One portal for the District Manager and the Board.

Every request from the District Manager or Board is submitted, routed, tracked and closed in Aspire — through the portal, the call center or email. Each becomes a time-stamped work order the moment it arrives, is acknowledged within one business day and closed with photos. D'Andre Smith owns every ticket; crews receive the work on their mobile devices. Proposals for annuals, replacements and storm work are issued and approved in the same system, and the monthly invoice follows the Performance Payment Template lines.





Aspire mobile — crew & property view

Submit anywhere

Portal, call center or email; address, issue and photos attached.

One record

Time-stamped from submission to close; acknowledged in 1 business day, routine work in 3–5.

Board visibility

Open, in-progress and closed tickets, response times and trends on demand.

Proposals & approvals

Extra-work quotes issued and approved in the same system within 4 business days.

SyncScape FIELD REPORTS · PROPERTY NOTIFICATIONS

SyncScape is the field layer. Every service day closes with a photo-documented field report by zone; storm shutdowns, major pruning by species and any irrigation strike are announced to the District ahead of time or the same day, and punch-list cures are tracked with photo evidence. Access can be extended to Board members at the District Manager's discretion.

Daily — SUPERINTENDENT CONTACT

1 Day — REQUEST ACKNOWLEDGMENT

Monthly — WRITTEN SCHEDULE & REPORT

Quarterly — BOARD REVIEW

PRUNING STANDARDS — ANSI A300 / GI-BMP · FPL EASEMENT & LINEAR PARK

> *"All trees shall be maintained, always, at or below a maximum height of fourteen feet (14') from the top of sidewalk." — FPL Easement Pruning*

TREES & SHRUBS — how we prune

- Natural shape and species character preserved; Resident Project Representative informed of all pruning activity
- Dead, broken and diseased material removed with cuts well into healthy tissue or the plant removed; equipment sanitized before healthy plants of the same species
- Inward-growing branches, water suckers, crossing and rubbing branches removed — the inward-facing crossing branch selected
- Major pruning by species continued until every plant of that species in the contract area is done; minor pruning throughout the year
- **Hedges monthly**, height set by the District Manager, bottom wider than top; solid-mass beds pruned to read as one entity
- Landscape lighting, signage, sight lines and pedestrian views kept clear; broken limbs to 14 ft removed with collar repair
- Cold-damaged plants: tips only until recovery

PALMS — how we prune

- Dead fronds removed from ground level to 12 ft on the regular cycle; unsightly fronds on conference with the District
- **Annual lift to 20 ft including seed pods** by pole saw and boom lift — no climbing spikes, ever
- Fallen fronds collected and removed from the property every day
- No green fronds removed; no hurricane cuts
- Bucket work under MOT on Pine Island Road and Sheridan Street medians

FPL EASEMENT & LINEAR PARK PROGRAM

14-ft ceiling

Monthly observation and pruning so every tree stays at or below 14 ft from top of sidewalk without topping or destroying growth habit.

Tree rings

Maintained around all non-hedged vegetation so trimmers never contact trunks.

Wet-turf discipline

Mulching mowers with no windrows; no ruts; string-trim when waterlogged; damaged turf replaced within one week at our cost and the District told for irrigation.

Clear paths

Side and low branches pruned at pathways, seating and equipment stations; 8-ft clearance for a cyclist at every sidewalk.

12	14 ft	20 ft	0
HEDGE & SHRUB CYCLES	FPL EASEMENT HEIGHT LIMIT	ANNUAL PALM LIFT INCL. SEED PODS	CLIMBING SPIKES

HURRICANE RESPONSE PLAN & STORM RECOVERY PRICING — §4.02(12)(b)

Broward County, June 1 – November 30. The Specifications require a 12-hour debris response, an annual plan by March 31, and FEMA-grade documentation. This is the standing plan; the site-specific version is delivered each March.

RC-5 READINESS APR MAY | **RC-4** MONITORING H 120 | **RC-3** ALERT H 72 | **RC-2** SECURING H 48 | **RC-1** SHELTER H 12

COND.	TRIGGER	DEFINING ACTION
RC-5	Apr 1 – May 31	Pre-season hardening: tree and palm risk mitigation, drain and structure clearing, baseline photo capture; annual plan delivered by March 31.
RC-3	H-72	Watch issued. District notification, route sequencing published, fuel topped, equipment staged, Broward County debris rules confirmed. Sister branches on standby.
RC-2	H-48	Warning issued. Site-securing sweep: loose material, drains and inlets cleared, coordination with the District's irrigation vendor on shutdown. Routine maintenance suspended.
RC-0	All-clear	Roll call, route reconnaissance, **on site within 12 hours**, priority-sequenced restoration; daily updates to the District until normal operations resume.

STORM ASSETS & PERSONNEL AVAILABLE TO MONTERRA

- **Personnel:** both Monterra teams (8–10) plus Superintendent; Precision branch reinforcement; Thonotosassa / Orlando crews on request
- **Precision:** Kubota R520 & R630 wheel loaders, BX2830 tractor, Vermeer BC1000XL chipper, Haulotte 45XA lift, Mitsubishi FE160 dump units, Wanco light tower, enclosed and open trailers, 28 trucks
- **Regional:** John Deere 323E track loader, 35G mini excavator, BC1500 chipper, Ford F-550 dumps, bucket and grapple trucks via the Yardnique network
- **Documentation:** force-account labor and equipment logs, load tickets, photo chain of custody — FEMA / State / County compliant; agency meetings and applications supported

STORM RECOVERY PRICE LIST — BEYOND NORMAL CAPACITY

ITEM	UNIT	RATE
Storm labor	per man-hour	$95.00
Labor with heavy equipment (loader, chipper, lift), operator included	per hour	$150.00
Debris disposal	per ton	$85.00
Staging material (banding, straps, poles)	per tree	$32–$100
Supervisor with truck	per hour	$75.00

Minor debris and fallen trees within our normal capacity, and re-staking, are inclusive of the contract amount per the Specifications.

Restoration priority: life safety → access and egress (Pine Island Road gate, Clubhouse) → drainage function (drains, structures, lake outfalls) → salvage → debris separation and haul per Broward County rules → restoration and return to the 42-cycle calendar. Any crew leader may call a wind stand-down; aerial work stops at 20–25 mph sustained, ground operations at 39 mph.

YOUR SUPPORT STRUCTURE & LINE OF ACCOUNTABILITY

Our leadership structure gives the District a direct line to executives, leaders and managers who own results at every level of the program.



PRESIDENT / FOUNDER
Brian DuMont
Founded Yardnique in 1997; hands-on horticulture background; culture, quality and accountability.



SENIOR VICE PRESIDENT
Joe Chiellini
Executive oversight — Florida



CHIEF OPERATING OFFICER
Bill Davoli
Executive oversight — operations



VICE PRESIDENT BUSINESS DEVELOPMENT
Alan Anders
Business development



DIRECTOR OF BUSINESS DEVELOPMENT — FL
Dominick Portoghese
Business development — Florida



FLORIDA LEADERSHIP – BUSINESS DEVELOPMENT
Neil McFadyen
Proposal contact · 727-610-1483



REGIONAL BRANCH LEADERSHIP
Jonathan Maceira
Regional Branch Manager · BMP, FNGLA

LJ

OPERATIONS MANAGER — PRECISION
Leif Jimenez
Production · zone routing · crew scheduling

HR

SUPERINTENDENT & ACCOUNT MANAGER
Heriberto Rivera
Full-time on site · weekly walk · monthly schedule

DS

ASSOCIATE ACCOUNT MANAGER
D'Andre Smith
Aspire work orders · punch list · field reports

PM

IRRIGATION MANAGER — PRECISION
Paula Miller
Irrigation vendor coordination · damage response

DM

HORTICULTURE MANAGER — PRECISION
David Mason
Pruning · hedge cycle · plant health



STATE IRRIGATION MANAGER & INSTRUCTOR
Mike Van Trump
FL Certified Irrigation Contractor · SCC131153805



AGRONOMIC SUPPORT
Robert Tabone
Agronomics Manager · CPO

JA

REGIONAL OPERATIONS MANAGER
Joe Amarosa
CPO JF149988 · BMP · FNGLA

RG

ARBORIST
Rick Giordano
ISA Certified Arborist

SERVICE COVERAGE — SOUTH FLORIDA & THE YARDNIQUE FLORIDA NETWORK

Monterra is served from the Precision branch at 9450 Old Dixie Hwy., Lake Park — approximately 60 miles from Cooper City via I-95 and Florida's Turnpike — with Broward County support from Yardnique's Fort Lauderdale operation. In a storm, sister branches provide reinforcement single-branch competitors cannot deploy.

9 FL BRANCHES

6 STATES

≈60 MILES AWAY

BRANCH	LOCATION	ROLE
Precision	9450 Old Dixie Hwy., Lake Park, FL 33403	Primary service branch
Yardnique — Fort Lauderdale	Fort Lauderdale, FL (Broward County)	Local support / storm reinforcement
ASI Landscapes — Thonotosassa	9702 Harney Road, Thonotosassa, FL 33592	Support / storm reinforcement
ASI Landscapes — Orlando	574 Fairvilla Road, Orlando, FL 32808	Support branch
Everyday Landscape — Fort Myers	5837 Youngquist Rd., Ft. Myers, FL 33908	Support branch

WHO WE ARE — PART OF THE YARDNIQUE FAMILY OF COMPANIES

Precision is the Yardnique family's South Florida operating brand: locally managed, hands-on service from our Lake Park branch, backed by the operational depth, specialist resources and financial stability of a company founded in 1997 and operating across six southeastern states, with approximately 80% of its portfolio in HOA and CDD communities.

483
ACTIVE CLIENTS NETWORK

46
SOUTH FL ASSOCIATIONS PRECISION & FT. LAUDERDALE

30+
CDD / HOA / ASSOCIATION ACCOUNTS FL

97%
CLIENT RETENTION

Local accountability

A local branch team is on your property and answerable for results — not a distant call center.

Operational depth

Field crews, irrigation technicians and agronomic specialists share resources across the region, so your site is never dependent on a single person.

Financial strength

The backing of a larger organization means stable staffing, modern equipment, and the ability to carry a 10% retainage and invest in the property.

Purchasing power

Regional scale lowers material and equipment cost and speeds access to plants, mulch and parts.

Shared standards

Consistent training, safety and quality standards applied company-wide and audited locally.

Florida-specific expertise

Teams trained on Florida turf, palms and ornamentals, current on South Florida Water Management District restrictions, fertilizer ordinances and storm-season demands.

DESIGN & ENHANCEMENT — QUALIFICATION FOR ADDITIONAL SERVICES

The evaluation criteria ask about qualification for services not in the bid package. Our in-house design team delivers landscape design, entry and monument renovations, seasonal color programs, sod and plant replacement, hardscape coordination and lighting design — quoted in advance, Board-approved before start, photo-documented at completion, with a one-year plant establishment warranty.

PROPERTY-TYPE MIX — NETWORK

PROPERTY TYPE	ACCOUNTS	SHARE
Multi-Family	150	31%
Homeowners Association	128	27%
Commercial	65	13%
Other (CDD, municipal, industrial)	49	10%
Residential / Retail / Medical / Condominium	56	12%

TERRITORY CONCENTRATION — ACTIVE ACCOUNTS

MARKET	ACCOUNTS
Tampa	84
Fort Myers	64
Vero Beach	34
Orlando	24
West Palm Beach	23
Cape Coral · Lakeland · Palm Beach Gardens	47

LOCAL CREWS WHO KNOW THE PROPERTY A FAMILY OF COMPANIES BEHIND THEM ONE PARTNER FOR THE WHOLE LANDSCAPE

WARRANTY, EXCLUSIONS & INSURANCE

WHAT WE STAND BEHIND

- Turf damaged by our equipment — ruts, divots, scalping, including in the FPL easement — **replaced within one week** at our cost, with the District notified for irrigation (FPL Easement Pruning)
- Irrigation components we damage repaired at our cost by our licensed irrigation staff; District Manager notified immediately (§4.02.9)
- Newly installed vegetation we fail to coordinate with the irrigation vendor is replaced at our cost during establishment (§4.02.9)
- Installed material from approved extra work carries a one-year establishment warranty
- Any fuel or oil spill from our equipment cleaned at our expense; every truck carries a spill kit
- Punch-list items cured within the allotted period and documented with photos

EXCLUDED — PROVIDED BY THE DISTRICT'S OTHER VENDORS

- Turf fertilization (§4.02.4) and turf weed control (§4.02.5.b)
- Insect and disease control — turf, trees, palms and shrubs (§4.02.6–7)
- Irrigation, water and sprinklers (§4.02.9) — coordination only
- Mulching (§4.02.10), except Clubhouse annual beds as directed
- Playground bordered/mulched area weed control (§4.02.5.a)
- Storm damage beyond normal capacity — extra work at the storm price list
- Annuals, seasonal color and plant replacement — separate proposals at the District's request

Our promise: we warranty everything within our control, replace what we damage, and clearly flag what sits outside the scope so there are no surprises for the Board.

INSURANCE SUMMARY — §2.24

GENERAL LIABILITY

Each occurrence	$1,000,000
General aggregate	$3,000,000
Products / completed ops	$3,000,000
Contractual liability	Included

AUTOMOBILE LIABILITY

Combined single limit	$1,000,000
Coverage	Any auto; hired & non-owned

UMBRELLA LIABILITY

Each occurrence	$5,000,000
Aggregate	$5,000,000

WORKERS' COMP & EMPLOYERS' LIABILITY

Each accident	$1,000,000
Disease — each employee / policy	$1,000,000
Statutory	Florida

Limits meet or exceed the $1,000,000 per-policy requirement of §2.24. Certificates naming the Monterra Community Development District as Additional Insured, with waiver of subrogation, primary and non-contributory wording and 30-day notice of cancellation, are delivered at contract execution. Current COI in Appendix 1; licenses in Appendix 2; W-9 in Appendix 3.

YARDNIQ-02 SLLEONAR1

ACORD

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@townelnsurance.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	82637286	4/30/2026	4/30/2028	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	82637286	4/30/2026	4/30/2028	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			82637286	4/30/2026	4/30/2028	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	1/7/2026	1/7/2028	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			82637286	4/30/2026	4/30/2028	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: 01/07/2026; 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/CA7808, 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/CA7808/WC000313. Umbrella Liability is form following.

CERTIFICATE HOLDER

CANCELLATION

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

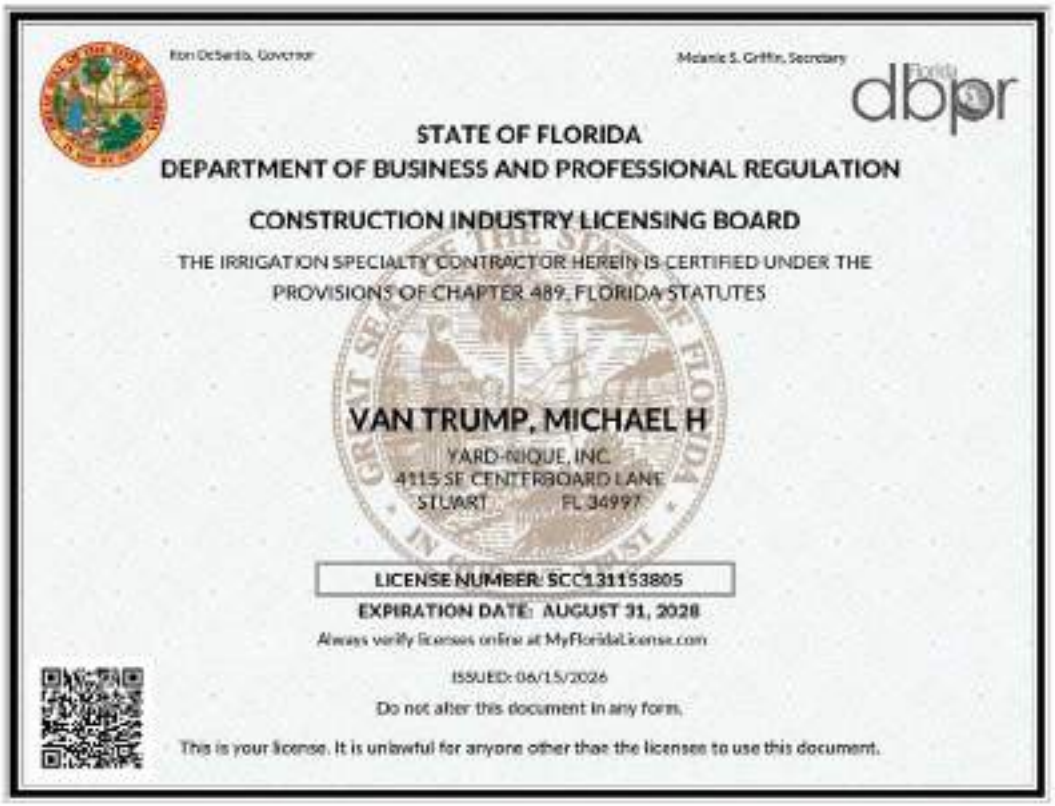
AUTHORIZED REPRESENTATIVE

Sarah Leonard

ACORD 25 (2016/03)

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APPENDIX 2 — LICENSES & CERTIFICATIONS (1 of 2)



Ron DeSantis, Governor

Melanie S. Griffin, 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

VAN TRUMP, MICHAEL H

YARD-NIQUE, INC.
4115 SE CENTERBOARD LANE
STUART FL 34997

LICENSE NUMBER: SCC131153805
EXPIRATION DATE: AUGUST 31, 2028

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/15/2026

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.



State of Florida

Department of Agriculture and Consumer Services
Bureau of Entomology and Pest Control

CERTIFIED PEST CONTROL OPERATOR

Number: JF149988

JOSEPH M AMAROSA

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

Lawn & Ornamental

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

In Testimony Whereof, Witness the signature of Tallahassee, Florida on April 17, 2007

Charles H. Bronson
Commissioner of Agriculture

Chief Bureau of Entomology and Pest Control

APPENDIX 2 — LICENSES & CERTIFICATIONS (2 of 2)



The International Society of Arboriculture

Hereby Announces That

Rick Giordano

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

Carlyn Holliday
CEO & Executive Director

31 December 2027 — Expiration Date

BE-6693A — Certificate Number

ANAB ACCREDITED

ISA



CERTIFICATE
OF COMPLETION

Sergio Concha

Has Completed a FDOT Approved Temporary Traffic Control (TTC) Advanced - Refresher Course

Training Provider:

A Plus Training by Ron Hesley, LLC
9001 SW 124 Street
Archer FL 32618
Phone: 352-339-6553

Verify this Certificate by visiting www.mytodrain.com

05/21/2023 — Issue Date

05/04/2027 — Expiration Date

JH — Instructor

[illegible] — Certificate No.

FDOT

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.)

Yard-Nique, Inc.

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

YN OPERATING COMPANY

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) _____

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.

10014 Chapel Hill Rd

Requester's name and address (optional)

6 City, state, and ZIP code

Morrisville NC 27560

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: 86-3412476

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 1/24/2025

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

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

Thank you.

We hope to earn the chance to write,
over the next year and beyond,
the next chapter of Monterra's story with you.

FOR ANY QUESTIONS REGARDING THIS PROPOSAL

Neil McFadyen
Florida Leadership – Business Development · Precision, A Yardnique Company
727-610-1483 · neil.mcfadyen@yardnique.com · www.yardnique.com
9450 Old Dixie Hwy., Lake Park, FL 33403

Wolfer Landscape Services

5371 SW 58th Avenue
Davie, Florida 33314

Dade • Broward • Palm Beach
Ph: 954-581-3555
Fax: 954-581-3611

Proposal for Lawn and Landscape Maintenance

Monterra Community Development District

September 24, 2026
Submitted by R.G.P. Holdings, Inc.
d/b/a Wolfer Landscape Services
5371 SW 58th Avenue | Davie, Florida 33314
(954) 581-3555

Annual Proposal Price $876,000

Letter of Submission

Monterra Community Development District
Attention: Mark Vega, District Manager
8451 Monterra Boulevard
Cooper City, Florida 33024

R.G.P. Holdings, Inc., doing business as Wolfer Landscape Services, respectfully submits this proposal to provide lawn and landscape maintenance services for the Monterra Community Development District. Wolfer Landscape Services has served South Florida continuously since 1995 and is prepared to provide the personnel, supervision, equipment, organization, and financial capacity necessary to perform the required work.

Sean Wolfer completed an extensive walkthrough of the Monterra property and reviewed the District's service areas, operating conditions, access requirements, detailed specifications, and expected level of appearance. Our approach is designed around coordinated Blitz mowing, continuous quality control, responsive supervision, and clear communication with the District Manager and Resident Project Representative.

Wolfer Landscape Services will perform the routine contract services using its own trained employees. Billy Langley will serve as the Project Manager and full-time on-site Supervisor assigned to the contract. He has more than 20 years of landscape-maintenance and supervisory experience and will have authority to communicate with the District and address service issues while work is being performed.

We acknowledge the proposal requirements and agree, if selected, to execute the required contract and provide the required certificates and supporting documentation within the time established by the District.

Respectfully submitted,

Sean Wolfer
Owner and President
R.G.P. Holdings, Inc. d/b/a Wolfer Landscape Services

Proposal Summary

Item	Response
Legal proposer	R.G.P. Holdings, Inc. d/b/a Wolfer Landscape Services
Permanent office	5371 SW 58th Avenue, Davie, Florida 33314
Years in operation	Continuously operating since 1995
Project Manager and on-site Supervisor	Billy Langley - more than 20 years of experience
Performance model	Direct employees, coordinated Blitz mowing, GPS-supported crew communication
Annual price	$876,000
Monthly price	$73,000

Evaluation Criterion 1 - Ability of Personnel

Wolfer Landscape Services maintains a permanent South Florida office in Davie, approximately five minutes from Monterra. The company has established management, field supervision, administrative support, tree-care expertise, and licensed pesticide capabilities. Staffing will be adjusted by service requirement so the District's common areas can be completed in a coordinated service visit while preserving appearance, safety, and quality.

Owners Supervisors and Key Employees

Name	Position	Qualifications and Responsibilities
Sean Wolfer	Owner and President	More than 30 years of hands-on landscape-industry experience. Oversees staffing, equipment, scheduling, contracts, customer relationships, and overall service quality. Sean completed an extensive walkthrough of the Monterra property.
Billy Langley	Project Manager and Landscape Maintenance Supervisor	More than 20 years of landscape-maintenance experience. Will serve as the assigned full-time on-site Supervisor, coordinate daily operations, monitor quality and scheduling, communicate with the District, and exercise contract decision-making authority in the field.
Ryan	Certified Arborist and Field Supervisor	More than 15 years with the company. Oversees tree health, pruning, risk assessment, proper tree-care practices, crew coordination, and inspection of completed work.
Griffin	Tree Division Manager	More than five years of landscaping and tree-care experience. Manages tree-division scheduling, crews, equipment, job-site safety, and project completion.
Sharon	Office and Irrigation Manager	Oversees office operations, scheduling, customer communication, service requests, billing coordination, and irrigation operations. Technical irrigation work is completed by trained and properly licensed technicians.
Kristen	Office Administrator and Operations Coordinator	Coordinates scheduling, customer service, billing support, recordkeeping, service requests, and daily communication among customers, management, and field crews.

Staffing Supervision and Communication

- Routine contract work will be performed by Wolfer Landscape Services employees; no routine work is planned to be subcontracted.
- Billy Langley will provide full-time on-site supervision whenever service is being performed and will function separately from the working foreman role.
- Crews will communicate through a combination of GPS-supported vehicle or crew tracking, company cellphones, and direct communication with the office and field supervisors.
- The office will be able to identify active crew locations and contact field personnel promptly when the District reports an emergency or service need.
- All employees assigned to Monterra will be trained for their duties, uniformed, equipped with required personal protective equipment, and managed in accordance with applicable E-Verify requirements.

Evaluation Criterion 2 - Experience

Wolfer Landscape Services has provided commercial landscape maintenance, landscape enhancements, tree care, irrigation support, pest control, fertilization, and related property-maintenance services throughout South Florida since 1995. The company has more than 30 years of operating history and has performed contracts involving residential communities, country-club property, extensive common areas, trees and palms, landscaped entrances, roadways, and recurring high-standard maintenance.

Each comparable contract listed below has an annual value in excess of $200,000 and involves work requiring experienced supervision, consistent scheduling, professional communication, and sustained landscape quality.

Comparable Contract	Knowledgeable Contact	Telephone
Sunset Cove	Nancy	(954) 830-6450
Pine Island Ridge Country Club and Pine Island Ridge Phase G	Charley Smith	(954) 258-0795
Palm Isles Phases 1-3, West and Master Association	Mike Kuba	(845) 699-7580

Relevant Capacity

The company's experience includes coordinating multiple crews, vehicles, specialized equipment, field supervisors, office staff, arboricultural expertise, and licensed services across large properties. Wolfer Landscape Services is organized to meet recurring schedules, resolve punch-list items promptly, respond to changing field conditions, and maintain continuity of service throughout the contract term.

Training Commitment

Wolfer Landscape Services agrees that only fully trained personnel will be assigned to the Monterra contract. Any trainee will work only under direct and continuous supervision for a brief period not exceeding one month or until certified as having completed the required training.

Evaluation Criterion 3 - Understanding of Scope of Work

Wolfer Landscape Services understands that Monterra is a large, highly visible community covering more than 480 acres, with approximately nine miles of roadways, 18 stormwater-retention pond banks, public-facing medians, common areas, the FPL easement and Linear Park, playground and clubhouse areas, and additional maintenance limits shown on the District map. The work must be planned as an integrated property-wide operation rather than a collection of isolated mowing areas.

Core Maintenance Commitments

Service Element	Wolfer Performance Approach
Turf care and edging	42 annual service cycles using coordinated Blitz mowing. Mechanical edging at each cut. Powered equipment will not be used before 8:00 a.m.
Weekly priority areas	Clubhouse area, three tot-lot playgrounds, and dog park maintained weekly as required.
Mowing heights	Four inches within the community, four and one-half inches outside perimeter walls and fences, and five inches in the FPL easement, subject to written District-approved exceptions.
Clippings and cleanup	Mulch or remove clippings without visible rows or clumps. Keep streets, curbs, sidewalks, bike paths, beds, borders, and storm drains clear. Remove work debris the same day.
Shrubs and ornamentals	Monthly trimming, with additional pruning as directed, to preserve intended plant form, visibility, signage, lighting, and design.
Pruning standards	Perform in accordance with ANSI A300 and GI-BMP practices; prohibit climbing spikes; preserve branch collars; remove dead, broken, diseased, crossing, rubbing, inward-growing, and sucker growth as applicable.
Weed and vine control	Maintain planted areas continuously and manually remove persistent weeds so they do not remain for more than 48 hours.
Litter and palm fronds	Provide litter abatement at least three times weekly and whenever crews are on site. Collect fallen palm fronds daily when work is performed.
Drain inspections	Inspect and clear landscape-area drains at the frequency required by the final contract and performance schedule.
Invasive plants	Identify and address Category 1 invasive plants using UF IFAS practices; ensure employees can identify Brazilian pepper, arrowvine, and air potato.

FPL Easement Linear Park and Visibility

- Maintain FPL easement trees at or below 14 feet from the top of sidewalk without destroying their natural or aesthetic form.
- Maintain tree rings to prevent line-trimmer damage and inspect the easement monthly for necessary pruning.
- Maintain at least eight feet of clear space above sidewalks and paths for pedestrians and bicycles.
- Use appropriate mowing methods for wet or waterlogged turf and repair contractor-caused turf damage within one week.
- Maintain roadway and pedestrian sightlines and prevent plants, vehicles, or equipment from creating visibility hazards.

Coordination With Other Vendors

Wolfer Landscape Services recognizes that turf fertilization, turf pest control, tree and shrub pest control, disease control, irrigation, and most mulching are assigned to other vendors. Wolfer will communicate observed irrigation or plant-health issues promptly, coordinate newly installed vegetation with the irrigation vendor, and avoid duplicating or interfering with work outside the base scope. Damage caused by Wolfer personnel will be reported immediately and corrected as required.

Service Control and Quality Assurance

Access and Daily Accountability

- Use the Pine Island Road gate when entering and exiting the property.
- Sign in at the Clubhouse on arrival and sign out before departure.
- Maintain communication among Billy Langley, field crews, the company office, and the District representative.
- Use GPS-supported tracking and company communications to identify crew locations across the property.
- Perform no Saturday, Sunday, or holiday work without prior District authorization.

Monthly Planning and Inspections

A written monthly maintenance schedule will be provided to the District Manager at least three days before the beginning of each service month. Billy Langley will review scheduled work, verify completion, communicate changing conditions, and coordinate correction of punch-list items within the required cure period. The office will retain schedules, service records, communications, photographs when appropriate, and supporting documentation.

Traffic and Public Safety

Wolfer Landscape Services will comply with applicable maintenance-of-traffic requirements when servicing medians, perimeter areas, and road-adjacent landscaping. Personnel will use required high-visibility clothing, personal protective equipment, cones, signs, vehicles, and other safeguards appropriate to the work. A site-specific MOT policy and evidence of the required MOT certification will be provided before performance if required by the District.

Storm and Emergency Response

- Respond to the District representative within 12 hours regarding storm-damage debris removal.
- Provide an annual hurricane response plan before March 31. (see enclosed storm price/list information)
- Inspect the property during regular service hours when storm conditions threaten and take reasonable measures to reduce landscape damage.
- Remove minor debris and fallen material within normal contract capacity and provide separate pricing for work beyond the base scope.
- Document labor, equipment, debris removal, disposal, photographs, and related work in a manner supporting FEMA and other potential reimbursement requirements.
- Provide the required supplemental storm-response personnel, equipment, and price schedule as an attachment to the final proposal.

Storm Response Rate Schedule

Storm-related work beyond the normal capacity included in the base contract will be estimated and performed only after District authorization. Wolfer will mobilize after the property is safe to access and after FPL clearance when electrical hazards are present.

Storm Resource or Service	Rate
Tree crew	$300 per hour
General labor	$90 per hour
Skid steer with operator and grapple or bucket	$500 per hour
Bucket truck with two-person crew	$350 per hour
Chipper truck with three-person crew	$475 per hour
Supervisor or debris coordinator	$125 per hour
Dump fee	$18-$45 per cubic yard depending on market rate
Tree standing or staking	$150-$550 per tree depending on size
55-yard grapple truck	$1,400 per truck

Emergency contacts: Sean Wolfer, President, (954) 214-8110; Ryan Wolfer, Manager, (954) 806-4141.

Evaluation Criterion 4 - Ability to Furnish Required Services

Wolfer Landscape Services possesses the organization, management structure, operational history, equipment access, workforce, and administrative support necessary to perform the required work properly, expeditiously, and to a high standard. The company maintains a permanent place of business in Davie and has continuously operated since 1995.

Licensing and Certifications

Credential	Information
Landscape classification	Lawn Maintenance Landscape
Broward County receipt	No. 324-2737; valid October 1, 2026 through September 30, 2027
Town of Davie business tax receipt	License No. 783; effective October 1, 2026 through September 30, 2027
Restricted pesticide status	Active - Lawn classification
Pest Control Business License	No. JB302047; issued September 23, 2025; expires September 30, 2027
Certified Operator	Gary Bridgewater
Certified Operator ID	No. JE101381
ISA Certified Arborist	Ryan Wolfer; certification No. FL-306527A; valid through June 30, 2029
MOT certification	Confirmation or supporting documentation to be included before final submission

Equipment Workforce and Self Performance

Wolfer Landscape Services will perform routine landscape-maintenance services using its own organization and employees. Staffing and equipment will be adjusted to each scheduled service so the District's entire common-area system can be addressed through coordinated Blitz mowing and related work. The required current equipment list and employee list showing years of company experience will be submitted as separate proposal attachments.

Insurance and Contract Readiness

The enclosed certificates evidence workers' compensation with $1,000,000 employer-liability limits, commercial general liability with a $1,000,000 each-occurrence limit and $2,000,000 general aggregate, commercial automobile liability with a $1,000,000 combined single limit, and an equipment floater. Monterra Community Development District is identified as certificate holder and, on the general-liability certificate, as an additional insured as required by written contract. Updated certificates and endorsements will be provided at contract execution if requested.

Banking and Credit References

Type	Reference	Contact
Banking	Wells Fargo Bank - Dakota Valdes	(954) 762-2251
Credit	Tadala's Nursery	(954) 680-7655
Credit	Seavey Garden Center	(954) 583-2292
Credit	Godfrey Growers	(954) 290-0211
Credit	Getting Green	(954) 680-1819

Evaluation Criterion 5 - Price

The proposed annual price for complete performance of the base lawn and landscape maintenance scope is $876,000, equivalent to $73,000 per month. The price reflects the size and complexity of the District, coordinated Blitz mowing, weekly priority areas, monthly ornamental maintenance, continuous weed and vine control, recurring litter service, drain inspections, supervision, administration, and the equipment and staffing necessary to meet the specifications.

Service	Annual Frequency	Annual Price
Turf care and edging	42	$360,000
Weekly clubhouse area three tot lots playgrounds and dog park	Weekly	$15,000
Trimming of shrubs and ornamentals	12	$392,000
Litter abatement during scheduled service	42	$15,000
Additional litter abatement minimum three times weekly	Minimum 3 weekly	$90,000
Drain inspections	30	$4,000
Continuous weed and vine control	Continuous	$0 included
Total annual proposal		$876,000

Monthly invoices will be submitted in accordance with the contract's itemization requirements. Wolfer Landscape Services acknowledges the 10 percent monthly retainage and quarterly review process described in the specifications.

Additional and Extra Work

Work outside the base scope will be performed only when authorized in writing by the District. Separate written proposals will be provided when requested for annuals and seasonal plantings, landscape enhancements, specialized storm cleanup, or other additional work. Any substitution of specified material will require prior District approval.

Proposal Certification and Signature

Certification of Self Performance

R.G.P. Holdings, Inc. d/b/a Wolfer Landscape Services presently intends to perform the routine services included in this proposal using its own trained employees. No major routine subcontractors are proposed. If a specialty subcontractor becomes necessary, Wolfer Landscape Services will provide the District with the subcontractor's name, services, qualifications, licenses, and certificates and obtain written approval before the subcontractor performs work.

Authorized Signature

R.G.P. Holdings, Inc., a Florida corporation
Doing business as Wolfer Landscape Services

By: _____
Sean Wolfer, Owner and President
Authorized Agent

Date: 9-23-26

Corporate officers: Sean Wolfer, President, Secretary, and Treasurer

Wolfer Landscape Services

5371 SW 58th Avenue
Davie, Florida 33314

Dade • Broward • Palm Beach
Ph: 954-581-3555
Fax: 954-581-3611

September 21, 2026

Monterra CDD
8451 Monterra Blvd.
Cooper City, Fl 33024

Re: Lawn Maintenance Proposal

Scope of Services

Cutting of Lawns

Months	J	F	M	A	M	J	J	A	S	O	N	D	Total Cuts
Lawn Maintenance	3	3	3	4	4	4	4	4	4	3	3	3	42 cuts
Trim maintenance	1	1	1	1	1	1	1	1	1	1	1	1	12 trims
Litter Abatement	3	3	3	4	4	4	4	4	4	3	3	3	42
Drain Inspections	2	3	2	3	2	3	2	3	2	3	2	3	30
Weed/Vine Control													continuous
Mow weekly – 3 tot lot playgrounds and dog park													

1 Mow, edge, weed-eat and clean-up 42 times per year. (Clubhouse area, 3 tot lot playgrounds and the dog park will be mowed weekly) (cut schedule can be modified)
2. Pick up trash on lawns prior to mowing. (trash to be picked up a minimum 3 times per week and every time a service crew is on-site)
3. Edge sidewalks, roads, curbs, and driveways with each cut. (No chemical edging will be performed)
4. Any accumulations of grass and debris will be raked and removed from property.
5. Blow off grass and dirt from roadways, sidewalks and drive-ways.
6. All turf areas not accessible to mowers will be trimmed with appropriate equipment.
7. Weeds will be treated by herbicide (with approval) to eliminate weeds in pavement, sidewalks and beds. (annual frequency of 18x) Weeds in bordered and mulched areas of playgrounds is provided by another company.
8. All debris generated by lawn maintenance staff will be hauled away and disposed of.
9. Palm fronds will be collected daily and removed from the property.
10. Flower beds will be edged monthly.
11. Trimming, raking and weeding of all shrub, hedge and tree beds will be done monthly.
12. Trees will be maintained 12" feet and down.

13. All requests for additional work on the property will be done so through the Wolfer Landscape office. No additional services will be provided at the time of monthly services unless a work order has been issued from the Wolfer Landscape office to the onsite Wolfer Landscape Supervisor.
14. Wolfer Landscape Services is responsible for and will repair any damage to customer's property caused by employees of Wolfer Landscape Services.
15. Wolfer Landscape Services will NOT be responsible for items left in the turf (i.e. hoses, children's toys, patio furniture, etc.).
16. Wolfer Landscape Services will NOT be responsible for or repair items that are improperly installed (i.e. landscaping lights with the wiring above ground, improperly installed sprinkler heads, etc).
17. Wolfer Landscape Services is NOT responsible for any acts of nature or vandalism.
18. Wolfer Landscape Services is NOT responsible for poor soil conditions, poor drainage or any other previously existing conditions not created by Wolfer.
19. Drain inspections will be done annually @ 42x.
20. FPL easement to be maintained per FPL specifications.

Fertilization & Pest Control

1. Lawn fertilizer is optional.
2. Pest Control Services is optional.

Irrigation Inspections

1. Irrigation inspections (includes cleaning and unclogging heads, seasonal time clock adjustments and adjusting heads for adequate coverage) are available at a cost of $30 per zone, plus any parts and repairs can be performed at an hourly rate of $55 plus cost for parts.

Storm Damage

1. Storm damage clean-up and removal will be billed at an additional charge.

Optional Services – These additional services are to be bid on a per job basis.

1. Turf Installation
2. Personnel available
3. Tree trimming – certified arborist
4. Landscaping Design
5. Mulch Installation

FPL Easement Pruning – to be maintained per FPL requirements

Summary of Costs:

1. Charges for the foregoing preclude extra items
2. $73,000 monthly for Lawn & Trim Maintenance ($876,000 annually)
3. If an initial curative cleaning is necessary as opposed to preventative maintenance, additional costs will be assessed.
4. Occasionally, additional contractual work may be requested. An estimate will be provided and approved, prior to commencement of work. Payment for additional contractual work is due upon completion.

If you should have any questions, please feel free to give me a call.

Sincerely,
WOLFER LANDSCAPE SERVICES

Sean A. Wolfer
General Manager/President/Sole Owner
5371 SW 58th Ave
Davie, Fl 33314

Terms & Conditions

PAYMENT TERMS:

Payment is due on the 25th of the current month. Wolfer Landscape Services will add a late charge of 1.5% per month on past due account balances. Wolfer Landscape Services reserves the right to suspend its service under this Agreement in the event the account is delinquent. In the event Wolfer Landscape Services institutes legal action to collect the amount, Customer agrees to pay all costs of collection, including reasonable attorney fees.

INSURANCE:

Wolfer Landscape Services will maintain throughout the term of this Agreement adequate general liability insurance and Worker's Compensation insurance to meet statutory requirements. At Customer's request, Wolfer Landscape Services shall furnish a Certificate of Insurance describing coverage in effect.

INDEMNIFICATION:

Wolfer Landscape Services indemnify Customer for any damage, claims or causes of action arising solely from any negligent acts or omissions on the part of Wolfer Landscape Services, its employees or agents.

TERM: CANCELLATION:

This Agreement shall be in effect for an initial period of one (1) year and will be automatically renewed for an additional one (1) year period unless either Party gives notice in writing to the other Party of its intent not to renew at least thirty (30) days prior to the expiration of the then current term. Wolfer Landscape Services reserves the right to adjust its prices for any renewal term upon prior written notice to the customer. Either party may cancel this Agreement with or without just cause by giving the other party thirty (30) days written notice of such intention to cancel. If the Agreement is terminated before a full twelve (12) month period, the Agreement will revert to a pay as performed basis and any amounts due Wolfer Landscape Services will become immediately due and payable. IN THE EVENT THIS AGREEMENT IS TERMINATED BY EITHER PARTY BEFORE THE EXPIRATION OF ITS FULL TERM AND THE CUSTOMER IS ON A PAYMENT PLAN (INVOICED MONTHLY), WOLFER LANDSCAPE SERVICES RESERVES THE RIGHT TO COLLECT FROM THE CUSTOMER THE ACTUAL COST OF WOLFER LANDSCAPE SERVICES RENDERED VS. THE AMOUNTS BILLED TO THE CUSTOMER PURSUANT TO THE PAYMENT PLAN.
For the convenience of Owner/Client only, the monthly charge under this Agreement is an average of the total charge for all work to be performed under the agreement divided by the number of calendar months in the payment period of this agreement. In the event this agreement is terminated early by either party, the Contractor shall be entitled to recover his unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Owner/Client through the date of termination. This is because substantial portions of the work for the year may be performed in the early months of each year of the agreement including potentially significant mobilization costs in start up and the cost of work will not be fully recovered by the contractor until all monthly payments under the agreement have been received.

IN WITNESS WHEREOF, the undersigned have executed this Agreement.

Wolfer Landscape Services, Inc

By: Sean Wolfer
As Its: President
Dated: 9-23-26

Monterra CDD

By: _____
As Its: _____
Dated: _____

Wolfer Landscape Services

5371 SW 58th Avenue
Davie, Florida 33314

Dade • Broward • Palm Beach
Ph: 954-581-3555
Fax: 954-581-3611

September 22, 2026

Dear Client,

In case of a storm, upon your inspection of said properties, we will send the tree crew at rate $300.00 per hour to eliminate any hazardous conditions on the property; unless instructed otherwise. Any related debris clean up and/or removal will be estimated and authorized by the association.

You will have one chipper truck and a 3-man crew on the property. We will be at your property once FPL has been cleared to begin making repairs.

GENERAL LABOR: $90.00 per hour

SKID STEER W/OPERATOR: $500.00 per hour with grappler and/or bucket

BUCKET TRUCK W/2 PERSON CREW: $350.00 per hour

CHIPPER TRUCK W/3 PERSON CREW: $475.00 per hour

SUPERVISOR/COORDINATOR: $125.00 per hour for debris removal

DUMP FEE: $18.00-$45.00 per Cubic Yard (Depending on market rate)

TREE STANDING/STAKING: $150.00-$550.00 per tree (Depending on the size of the tree)

55 YARD GRAPPLE TRUCK AVAILABLE FOR $1400 per truck

In the event you need to contact us and cannot get through to the office, you may contact:

SEAN WOLFER	PRESIDENT	(954) 214-8110
RYAN WOLFER	MANAGER	(954) 806-4141

If you have any questions, please feel free to contact us.

Sincerely,

Sean Wolfer

Wolfer Landscape Services

5371 SW 58th Avenue
Davie, Florida 33314

Dade • Broward • Palm Beach
Ph: 954-581-3555
Fax: 954-581-3611

Dear Board Member,

I'm pleased to introduce **Wolfer Landscape Services**, a family-owned and operated company that has proudly served South Florida for over 30 years. We specialize in full-service commercial landscape management throughout Broward, Palm Beach, and Miami-Dade Counties.

At Wolfer, we are fully licensed and insured, and we take pride in offering a wide range of high-quality services backed by a team of experienced professionals and a fleet of over **60 trucks on the road daily**—ready to service communities of all sizes with speed, consistency, and reliability.

Our Commercial Services Include:

- Complete Lawn Maintenance
- Tree Trimming, Removal, Shaping & Pruning, Hurricane Prep & Stump Grinding
- Supervised Tree Work by a Certified Arborist (Class A License)
- Irrigation System Contracts & Repairs (Licensed Irrigation Techs)
- Landscape Design & Installation
- Bobcat Services
- Agricultural Debris Removal & Grapple Hauling

We focus exclusively on commercial properties, including:

- Condominium & Homeowner Associations (HOAs)
- Apartment Complexes
- Office Parks & Industrial Sites
- Auto Dealerships & Retail Properties

Our current and past clients include many well-known names such as:

- Palm Isles I – III
- Mercedes-Benz of Miami
- Mercedes-Benz of Pembroke Pines
- Champion Porsche
- Cascada Isles
- Ridgewood, Pine Island Ridge Country Club, Pine Island Ridge Phase G.

In many cases, we've helped clients **save costs, upgrade service quality, or expand their scope of care often all three.**

We would welcome the opportunity to serve your property and demonstrate what makes Wolfer Landscape Services South Florida's trusted name in landscape and tree care.

Please feel free to contact us at (954) 581-3555 or WolferLandscape@gmail.com to schedule a free, no-obligation estimate at your convenience.

We appreciate your time and consideration and look forward to the chance to work with you.
Best regards,

Sean A. Wolfer
Owner, Wolfer Landscape Services

CERTIFICATE OF LIABILITY INSURANCE

Date: 9/18/2026

Producer: Plymouth Insurance Agency
2739 U.S. Highway 19 N.
Holiday, FL 34691
(727) 938-5562

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.

Insurers Affording Coverage		NAIC #
Insurer A:	Lion Insurance Company	11075
Insurer B:		
Insurer C:		
Insurer D:		
Insurer E:		

Insured: South East Personnel Leasing, Inc. & Subsidiaries
2739 U.S. Highway 19 N.
Holiday, FL 34691

Coverages

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. Aggregate limits shown may have been reduced by paid claims.

INSR LTR	ADDL INSRD	Type of Insurance	Policy Number	Policy Effective Date (MM/DD/YY)	Policy Expiration Date(MM/DD/YY)	Limits	
		GENERAL LIABILITY ☐ Commercial General Liability ☐ Claims Made ☐ Occur ☐ ☐ General aggregate limit applies per: ☐ Policy ☐ Project ☐ LOC				Each Occurrence	$
						Damage to rented premises (EA occurrence)	$
						Med Exp	$
						Personal Adv Injury	$
						General Aggregate	$
						Products - Comp/Op Agg	$
		AUTOMOBILE LIABILITY ☐ Any Auto ☐ All Owned Autos ☐ Scheduled Autos ☐ Hired Autos ☐ Non-Owned Autos ☐ ☐				Combined Single Limit (EA Accident)	$
						Bodily Injury (Per Person)	$
						Bodily Injury (Per Accident)	$
						Property Damage (Per Accident)	$
		EXCESS/UMBRELLA LIABILITY ☐ Occur ☐ Claims Made ☐ Deductible				Each Occurrence	
						Aggregate	
A		**Workers Compensation and Employers' Liability** Any proprietor/partner/executive officer/member excluded? **NO** If Yes, describe under special provisions below.	WC 71949	01/01/2026	01/01/2027	X WC Statutory Limits ☐ OTHER	
						E.L. Each Accident	$1,000,000
						E.L. Disease - Ea Employee	$1,000,000
						E.L. Disease - Policy Limits	$1,000,000
		Other				**Lion Insurance Company is A.M. Best Company rated A (Excellent). AMB # 12616**	

Descriptions of Operations/Locations/Vehicles/Exclusions added by Endorsement/Special Provisions: Client ID: 90-65-540

Coverage only applies to active employee(s) of South East Personnel Leasing, Inc. & Subsidiaries that are leased to the following "Client Company":

R.G.P Holdings, Incorporated dba Wolfer Landscape Services

Coverage only applies to injuries incurred by South East Personnel Leasing, Inc. & Subsidiaries active employee(s) , while working in: FL.
Coverage does not apply to statutory employee(s) or independent contractor(s) of the Client Company or any other entity.
A list of the active employee(s) leased to the Client Company can be obtained by emailing a request to certificates@lionsinsurancecompany.com

Project Name:

ISSUE 09-18-26 (KLT)

Begin Date: 5/31/2018

CERTIFICATE HOLDER	CANCELLATION
MONTERRA COMMUNITY DEVELOPMENT DISTRICT 11555 HERON BAY BLVD. CORAL SPRINGS, FL 33076	Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/18/2026

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

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

PRODUCER
Acentria Insurance, LLC
1607 NW 136 Avenue, Suite B-200
Sunrise FL 33323

CONTACT NAME:
PHONE (A/C, No, Ext): 9547355500 FAX (A/C, No): 954-735-2852
E-MAIL ADDRESS: requests@acentria.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Markel American Insurance Company	28932
INSURER B : James River Insurance Company	12203
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED RGPHOLD-CO
R.G.P. Holdings Inc. Dba Wolfer Landscape Services
5371 SW 58th Ave
Davie FL 33314

COVERAGES **CERTIFICATE NUMBER:** 1534029559 **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	
B	X COMMERCIAL GENERAL LIABILITY	Y		P0000012835	1/22/2026	1/22/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Equipment Floater			MKLM2IM0003619	5/8/2026	5/8/2027	Scheduled Equipment Deductible	$2,623,499 $2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Monterra Community Development District is included as additional insured on the general liability as per written contract. 30 Day Notice of Cancellation applies with the exception of non payment which 10 days notice applies.

CERTIFICATE HOLDER

Monterra Community Development District
11555 Heron Bay Blvd
Coral Springs FL 33076

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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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/21/2026

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must 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: Marjee Nathaniel Ins. Agency 1881 NE 26th St Ste 20 State Farm Wilton Manors, FL 33305	CONTACT NAME: Marjee Nathaniel PHONE (A/C, No, Ext): 954-566-2216 FAX (A/C, No): 954-564-1274 E-MAIL ADDRESS: marjee.nathaniel.mjby@statefarm.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : State Farm Mutual Automobile Insurance Company — 25178
INSURED: WOLFER LANDSCAPE SERVICES 5200 SW 61ST AVE DAVIE FL 33314-5305	INSURER B :
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES — CERTIFICATE NUMBER: — REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	☐ CLAIMS-MADE ☐ OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$
	☐ POLICY ☐ PRO-JECT ☐ LOC							$
A	AUTOMOBILE LIABILITY	Y	☐	696 7114 F02-59	12/02/2025	12/02/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ☒ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR	☐	☐				EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N	N / A	☐				E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
		☐	☐					

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

FLEET

CERTIFICATE HOLDER

Monterra Community Development District
11555 Heron Bay Blvd
Coral Springs, FL 33076

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

Marjee Nathaniel

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TOWN OF DAVIE
Business Tax Receipts Division
8800 SW 36th Street, Davie, FL 33328
Telephone: 954-797-1212
Email: btr@davie-fl.gov
Website: www.davie-fl.gov

Business Name: WOLFER LANDSCAPING SERVICES/ RGP HOLDINGS INC
Address: 5200 SW 61 AVE

City, ST, Zip: DAVIE, FL, 33314

TOWN OF DAVIE

Business Tax Receipt
Effective Date: 10/1/2026
Expiration Date: 9/30/2027

License Number
783

DBA Name: WOLFER LANDSCAPE SERVICES
Business Name: WOLFER LANDSCAPING SERVICES/ RGP HOLDINGS INC
Address: 5200 SW 61 AVE

City, ST, Zip: DAVIE, FL, 33314

Business Phone: (954) 581-3555
Square Footage:

License Type: Offices Desk Space No Stock

CERTIFICATE OF USE

ApRVD as home occ pursuant to Sec. 12-34(N) of Town Code

*The Business Tax Receipt is an acknowledgment that a Business Tax has been paid pursuant to Sec. 13-17 of the Town Code. Please contact the Towns Business Tax Receipt Division if the business has ceased, moved or changed ownership.

**The Certificate of Use is an acknowledgment that the business was determined to have met the requirements of Sec. 12-382 of the Town Code. If blank, Certificate of Use details are on file with Business Tax Receipts Division.

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027

Receipt #: 189C-273057

Business Name: RGP HOLDINGS INCORPORATED

Business Type: TREE TRIMMING/TREE MAINTENANCE (TREE SERVICE)

Owner Name: GARY BRIDGEWATER-QUALIFIER

Business Location: 5200 SW 61ST AVE
DAVIE

Business Opened: 11/02/2015

State/County/Cert/Reg:

Exemption Code:

Business Phone: 9545813555

Rooms	Seats	Employees	Machines	Professionals
		1		

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
27.00	0.00	0.00	0.00	0.00	0.00	27.00

Receipt Fee 27.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

WOLFER LANDSCAPE
5200 SW 61ST AVE
DAVIE, FL 33314-5305

Receipt #WWW-25-00297832
Paid 07/09/2026 27.00

2026 - 2027

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027

Receipt #: 189C-273057

Business Name: RGP HOLDINGS INCORPORATED

Business Type: TREE TRIMMING/TREE MAINTENANCE (TREE SERVICE)

Owner Name: GARY BRIDGEWATER-QUALIFIER

Business Location: 5200 SW 61ST AVE
DAVIE

Business Opened: 11/02/2015

State/County/Cert/Reg:

Exemption Code:

Business Phone: 9545813555

Rooms	Seats	Employees	Machines	Professionals
		1		

Signature

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
27.00	0.00	0.00	0.00	0.00	0.00	27.00

Receipt #WWW-25-00297832
Paid 07/09/2026 27.00

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027

Receipt #: 324-2737

Business Name: WOLFER LANDSCAPE SERVICES INC

Business Type: LAWN MAINTENANCE/LANDSCAPE (LAWN MAINTENANCE/LANDSCAPE)

Owner Name: SEAN WOLFER

Business Location: 5200 SW 61ST AVE DAVIE

Business Phone: 954-581-3555

Business Opened: 11/27/1995

State/County/Cert/Reg:

Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		3		

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
33.00	0.00	0.00	0.00	0.00	0.00	33.00

Receipt Fee 33.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

SEAN WOLFER
5200 SW 61ST AVE
DAVIE, FL 33314-5305

Receipt #WWW-25-00297832
Paid 07/09/2026 33.00

2026 - 2027

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027

Receipt #: 324-2737

Business Name: WOLFER LANDSCAPE SERVICES INC

Business Type: LAWN MAINTENANCE/LANDSCAPE (LAWN MAINTENANCE/LANDSCAPE)

Owner Name: SEAN WOLFER

Business Location: 5200 SW 61ST AVE DAVIE

Business Phone: 954-581-3555

Business Opened: 11/27/1995

State/County/Cert/Reg:

Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		3		

Signature

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
33.00	0.00	0.00	0.00	0.00	0.00	33.00

Receipt #WWW-25-00297832
Paid 07/09/2026 33.00

State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

PEST CONTROL BUSINESS LICENSE

License Number: JB302047

WOLFER LANDSCAPE SERVICES
5371 SW 58 AVENUE, DAVIE, FL 33314

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 25, 2026

Expiration Date: September 30, 2027

The International Society of Arboriculture

Hereby Announces That

Ryan Wolfer

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

8 April 2026	30 June 2029	FL-306527A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist

Equipment List

R.G.P. Holdings, Inc. d/b/a Wolfer Landscape Services

Equipment Description	Serial or ID Number
New Holland Front Loader	NBM425231
Vermeer Chipper	1VR9136U5J1000245
Stander Intensity Mower with Mulch Plate	123564XK
Stander Intensity Mower with Mulch Plate	123889YU
DL 2-17 Bucket Screener	S #946344
Z-Spray Z-Max 60-Gallon Tank with 5 GPM Pump	405529019
FB2000 23 HP Vanguard Blower	4000633650
Optimax GX390 Honda Push Blower	1200742487
Wright Mower	130843AR
Wright Mower	131662QM
Vermeer Chipper	1VRY151Z0H1006395
Big Tex Skid Steer Trailer	16VEX1827H2069785
Easy Lift	E2330
Vermeer Skid Steer with Wide Tracks and Tires	1VRZ080HAM1003432
Wright Stander Mower	134621FCX
Wright Stander Mower	134786RF
Vermeer Brush Chipper	1VRY131Z951000563
JLG Boom Lift	300208073
Wright Stander Mower	135621HQ
Wright Stander Mower	130590CB
Vanguard 23 HP Blower	4001152833
Vermeer Brush Chipper	1VRY151Z2J1006551
Vermeer Stump Grinder	1VR7122P5F1000256
FER 23 HP Vanguard Blower	4002011936
SCA Extreme Pro 17-Inch Impeller with 11.7 HP Honda Engine	T1700188
Air Burner	S16FBN08363
Wright Stander Mower	151657VM
Wright Stander Mower	152123RK
Vanguard FB2000 Blower	4002126526
John Deere 130G FT4 Excavator	1FF130GXLGF041027
Ferrer 23 HP Vanguard Blower	4002126546
Ferrer 23 HP Vanguard Blower	4002253159
Kawasaki 52-Inch 27 HP Mower	156789VH

Kawasaki 52-Inch 27 HP Mower	157042FC
Kawasaki 52-Inch 27 HP Mower	157216JQ
Kawasaki 52-Inch 27 HP Mower	157240RS
JLG 450AJ Manlift	300206508
Bobcat T870 T4 Compact Track Loader	B47C19731
Vermeer BC1800 Chipper	1VRY131Z3F1004710
Wright Stander Mower FX850	160563QH
Wright Stander Mower FX850	—
Wright Stander Mower FX850	160764JB
Vanguard 23 HP Blower	4002266771
Kohler Industrial Diesel Generator	NONE
Vanguard 23 HP Blower	4002337497
Vanguard 23 HP Blower	4002337513
Wright Stander Mower FX850	168172GR
Wright Stander Mower FX850	1681159AB
Wright Stander Mower FX850	168137LZ
Wright Stander Mower FX850	SN168139XL
Wright Stander Mower	110861QP
Wright Stander Mower	110869KW
Wright Stander Mower	110927GN
John Deere Crawler-Mounted Hydraulic Excavator	1FF120DXKBD037483
Hedge Trimmer	—
ECX180GKA30000 Commercial 30 Self-Propelled Mower with Blade Brake Control and Kawasaki Engine	418896482
ECX180GKA30000 Commercial 30 Self-Propelled Mower with Blade Brake Control and Kawasaki Engine	420974487
FB2000 23 HP Vanguard Blower	2512014332926
FB2000 23 HP Vanguard Blower	2508193424417
SHC2620S Hedge Trimmer	U91112003628
SHC2620S Hedge Trimmer	U91112003785
SHC2620S Hedge Trimmer	U91112003747
SHC2620S Hedge Trimmer	U91112003626
SHC2620S Hedge Trimmer	U91112003634
SHC2620S Hedge Trimmer	U91112003767
SHC2620S Hedge Trimmer	U91112003782
SHC2620S Hedge Trimmer	U91112003728
SHC2620S Hedge Trimmer	U91112003761
SHC2620S Hedge Trimmer	U91112003643
SHC2620S Hedge Trimmer	U91112003781

SHC2620S Hedge Trimmer	U91112003764
MS194T PS3 16-Inch Chain Saw with 16-Inch Guide Bar	550250497
MS194T PS3 16-Inch Chain Saw with 16-Inch Guide Bar	550250481
MS194T PS3 16-Inch Chain Saw with 16-Inch Guide Bar	550250513
MS194T PS3 16-Inch Chain Saw with 16-Inch Guide Bar	550250532
MS194T PS3 16-Inch Chain Saw with 16-Inch Guide Bar	550250518
MS194T PS3 16-Inch Chain Saw with 16-Inch Guide Bar	550250498
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046171
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046202
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046240
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046229
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046337
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046209
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046248
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046264
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046286
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046236
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046364
SRM2620T 26 cc Pro Torque Trimmer X Series	U87112046375
HT135 14-Foot Pole Pruner	549892618
HT135 14-Foot Pole Pruner	549891387
HT135 14-Foot Pole Pruner	549891395
PE2620 25.4 cc Edger X Series	U89712007522
PE2620 25.4 cc Edger X Series	U89712007513
PE2620 25.4 cc Edger X Series	U89712007524
PE2620 25.4 cc Edger X Series	U89712007526
PE2620 25.4 cc Edger X Series	U89712007689
PE2620 25.4 cc Edger X Series	U89712007529
PB770T Backpack Tube-Mount Blower X Series	P59312042596
PB770T Backpack Tube-Mount Blower X Series	P59312042573
PB770T Backpack Tube-Mount Blower X Series	P59312042579
PB770T Backpack Tube-Mount Blower X Series	P59312042566
PB770T Backpack Tube-Mount Blower X Series	P59312042581
PB770T Backpack Tube-Mount Blower X Series	P59312042155
PB770T Backpack Tube-Mount Blower X Series	P59312042154
PB770T Backpack Tube-Mount Blower X Series	P59312042153
PB770T Backpack Tube-Mount Blower X Series	P59312042151
PB770T Backpack Tube-Mount Blower X Series	P59312042150

PB770T Backpack Tube-Mount Blower X Series	P59312042149
PB770T Backpack Tube-Mount Blower X Series	P59312042148
PB770T Backpack Tube-Mount Blower X Series	P59312042147
PB770T Backpack Tube-Mount Blower X Series	P59312042145
PB770T Backpack Tube-Mount Blower X Series	P59312042122
PB770T Backpack Tube-Mount Blower X Series	P59312042156
MS661CM 36-Inch Chain Saw with 36-Inch Guide Bar	197147374

employee list

Ryan Wolfer
Griffin Wolfer
Jordan Chait
Billy Langley
Willer Fonseca
Oscar Hernandez
Danny Yero
Justance Simiron
Jose Maure
Kevin Vizcaya
Saul Pierre
Carlos Villarreyma
Kristen P
David Pierre
Joerel Charles
Elijean Jean Jacques
Boris Severiche
Dantes Puronce
Levasset Renoir
Jonel Innocent
Sharon Peeples
Kercy Dante
JN Robert Noel
Wismith Guillard
Wislet Jocelyn
Liversane Augustave
Renel Pierre
Curtis Irby
Cine Wadnelson
Jackson Pasteur
Marc Denis Orelien
Pierre Jonas Joseph
Roger Torrente
Cesar Santana
Ervine Emilien
Jean Louis Pierre
Nevelson Edmond

Jean Camsy Emilien
Armando Alvarado
Robenson Celima
Charnel St. Elien
Ilece Ynseul
Osmel Acosta
Mark Millien
Nerondy Charles
Michenet Jean Baptiste
Nixione Valdome
Ulysse Wesner
Carlos Marte
Jeremie Jean
Preston Wolfer
Joel Logos
Freddy Diaz Gonzalez
Joel Castillo
Makency Monpremier
Ezechias Petit Compere
Regrelien Naissance
Gavin Griffith
Jacob Griffith
Maxon Alsenat
Osner Thermy
Angela Salerno
Josue Jacques
Ricard Corvil
Sosnel Paul
Edwin Ruiz
John Julemis
Trancito Arroliga Mendoza
Luis Sandoval
Ozier Pierre
Meschac Cambronne
Luxe Laine
Rodner Monpremier
Yancarlo Molina

Oscar Rios
Yeiron Bermudez

YELLOWSTONE LANDSCAPE

Monterra CDD

LANDSCAPE MAINTENANCE 2026-2027

Prepared By:
Eddie Fane
Yellowstone Landscape

Prepared For:
Mark Vega
Monterra



SECTION 3

PROPOSAL FOR LAWN / LANDSCAPE MAINTENANCE

Proposal of: Yellowstone Landscape

Robert Montesino

2590 NW 4th Ct. Fort Lauderdale, FL 33311
954-786-9806

to furnish all materials, equipment and labor and to perform all Work in accordance with the Contract Documents for:
"Lawn / Landscape and within the Monterra Community Development District"

Gentlemen:

The undersigned, as Proposer, hereby declares that the only person or persons interested in the Proposal, as Principal or Principals, is or are names herein and that no other person than herein mentioned has any interest in the Proposal of the Contract to which the Work pertains; that this Proposal is made without connection or arrangement with any other person, company, or parties making a bid or Proposal and that the Proposal is in all respects fair and made in good faith without collusion or fraud.

The Proposer further declares that he has examined the site of the Work; that he has made sufficient investigations to fully satisfy himself that such site is a correct and suitable one of this Work; and he assumes full responsibility therefore; that he has examined the Specifications for the Work and from his experience and from professional advice that the Specifications are sufficient for the Work to be done and he has examined the other Contract Documents relating thereto, including the Advertisement for Bids, Instructions to Proposers, Proposal, Contract, General Conditions, and he has read all Addenda prior to the opening of bids, and that he has satisfied himself fully, relative to all matters and conditions with respect to the Work to which this Proposal pertains.

The Proposer proposes and agrees, if this Proposal is accepted, to contract with the Owner in the form of contract specified to furnish all necessary materials, all equipment, all necessary machinery, tools, apparatus, means of transportation, and labor necessary to complete the Work specified in the Proposal and the Contract, and called for by the Specifications and in the manner specified.

Each Proposer shall submit one bid encompassing all proposal areas; or may bid on any combination of the Proposal Areas. The District reserves the right to award one Contract to one Proposer for all areas described in the Proposal or may award multiple Contracts to different Proposers for anyone individual Proposal Area or combination of Proposal Areas.

The Proposer further proposes and agrees to comply in all respects with time limits for commencement of the Work as stated in the Contract Form.
The Proposer further agrees to execute a Contract and furnish all required information within ten (10) consecutive calendar days after written notice being given by the Owner of the award of Contract, and the undersigned agrees that in case of failure on his part to execute the said Contractor, the award of the Contract may be rescinded at the option of the Owner within the ten (10) consecutive calendar days after the award of the Contract.

The undersigned agrees to accept full compensation therefore the total of the lump sum prices, and extended unit prices items named in the following schedule. It is understood that the unit prices quoted or established for a particular item are to be used for computing the amount to be paid to the Contractor, based on the Work actually performed as determined by the Contract and the Owner. However, in utilizing the schedule, the Proposer agrees that in no event shall the compensation paid to Proposer under the Contract exceed the dollar amount of the Proposer's Proposal amount.

Proposer's Certificate No. ____

Proposer's Occupational License

WITNESS

By: 

Edward M. Fane

Signature of Authorized Agent

PO Box 849
Bunnell, FL 32110

www.yellowstonelandscape.com

September 24, 2026

Mark Vega

District Manager

Monterra Community Development District

8451 Monterra Blvd

Copper City, FL 33024

RE: Proposal for Lawn & Landscape Maintenance for Monterra CDD

Dear Mr. Vega:

I, Chris Adornetti, Senior Vice President of Accounting of Yellowstone Landscape, authorize Roberto Montesino to negotiate and sign on our firm's behalf all services and agreements related to the proposal titled "Monterra CDD – Proposal for Lawn/Landscape Maintenance."

Sincerely,

Chris Adornetti

Senior Vice President of Accounting

Yellowstone Landscape

Your Yellowstone Landscape Team for Monterra CDD

Yellowstone Landscape | Miami–Ft. Lauderdale Branch | Serving Cooper City and Broward County

Monterra doesn't need another vendor. It needs a partner that owns the results. Our leadership team brings nearly 70 combined years of South Florida landscape experience, a golf-course standard of turf care, and a clear chain of accountability from the Board room to the field.

Robert Montesino – Branch Manager

A Certified Golf Course Superintendent and University of Florida turf graduate, Robert has spent 35 years raising the standard for South Florida landscapes, from championship golf turf to large commercial and community properties. He provides executive oversight of the Monterra account and holds his team to a Certified Golf Course Superintendent's standard.

Credentials: Extensive landscape management experience across South Florida commercial and community properties • University of Florida graduate, Turf Management • Certified Golf Course Superintendent • Florida Turfgrass Class A Member • Restricted Use Pesticide (RUP) License • Fertilizer License • Broward County Tree Trimmer License • Associate Degree in Theology

Kevin Bussiere – Account Manager

With 15 years in the South Florida landscape market, Kevin is the District Manager's direct line to Yellowstone. He is proactive, responsive, and accountable. He walks the property, flags issues before residents notice them, and brings solutions to the Board, not excuses.

- Landscape Industry Certified Technician, National Association of Landscape Professionals (NALP)
- One point of contact who answers the phone and follows through
- Proactive site walks with written findings and action plans

Derrick Jackson – Assigned Landscape Superintendent

Derrick has led landscape crews in South Florida for 19 years, and he will be assigned to Monterra. He is on the ground every week, driving crew performance and holding every task to the District's specifications. He keeps beds, turf, and plant material healthy through South Florida's heat, storms, and dry seasons, and delivers Board-approved enhancements on schedule.

- Hands-on crew leadership, scheduling, and training
- Relentless quality control of mowing, detailing, pruning, and beds
- Enhancements: sod replacement, seasonal color, plantings, mulch, and entrance upgrades
- Plant health monitoring, storm preparation, and fast post-storm cleanup

Relvys Santana – Certified Arborist

Relvys brings certified arborist expertise to Monterra's trees and palms. Every tree on the property is evaluated for health and hazards, and pruning is done correctly, protecting the District's canopy and reducing storm risk.

- Tree and palm health assessments and hazard identification
- Pruning to industry standards for health, safety, and storm resilience

Why Yellowstone Wins for Monterra

Licensed experts. Local leadership. Real accountability. From executive oversight to an assigned superintendent and a certified arborist, Monterra gets a complete local team, and the Board gets a contractor it doesn't have to chase.

EXECUTIVE SUMMARY

Understanding Your Needs

After carefully assessing the landscape at **Monterra CDD**, we recognize a property that demands peak performance from your landscape and know maintaining an impressive appearance year-round is crucial to your reputation.

Our Tailored Solution

Yellowstone Landscape proposes a comprehensive maintenance program designed specifically for your landscape, including:

- Maintenance of all turf, bed areas, required medians and common spaces
- Detailing of all plants, shrubs, hedges and flower beds
- Complete weed control
- Litter abatement and drain inspections
- Dedicated Account Manager with regular property walks and progress reporting

Why Choose Yellowstone Landscape

With years of experience serving properties like yours throughout the country, our team brings specialized expertise in landscape management. Our local branch location just a few miles from your property ensures rapid response times, while our established relationships with local suppliers guarantee the best plant materials for your unique environment.

Investment and Value

Your annual investment of **$587,002.32** provides exceptional value through reduced water consumption, extended plant life, and enhanced curb appeal, directly supporting property values and your overall satisfaction. Our proactive maintenance approach prevents costly replacements and expensive emergencies, providing budget predictability throughout our partnership.

Next Steps

Upon your approval, our transition team is prepared to begin service on **11/1/2026**, with a comprehensive 90-day improvement plan already developed specifically for your property. We welcome the opportunity to present this proposal to anyone else involved with this important partnership decision at your convenience.

Principal Officers

Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.



Harry Lamberton was named **President and CEO** of Yellowstone Landscape in May of 2023, after joining Yellowstone in January of 2022 as President. As CEO, Harry leads and drives Yellowstone's strategy, continued growth, quality service, focus on safety, and maintaining a great place to work for all employees, applying expertise gained from over 20 years of leading environmental and sustainability businesses at Waste Management. Harry continues to be active in broadly supporting sustainability and the environment by serving on the Conference Board's Global Sustainability Centre's Advisory Board, the Board of Directors of the Sustainability Institute at the University of New Hampshire and the Board of Directors of Friends of the Chicago River. Harry holds a BA from the University of New Hampshire and an MBA from the Goizueta School of Business at Emory University.



Timothy (Timo) Sherman serves as **Chief Financial Officer** of Yellowstone Landscape with oversight over all Finance, Accounting, IT, and Procurement functions. He has led the financial analysis team since 2018, focusing on excellence in planning, forecasting, budgeting, analysis, acquisition planning, due diligence, closing and initial integration management, and any other areas requiring financial evaluation and insight. He first worked in landscaping as a construction project manager, then account manager and branch manager for Cornerstone Landscape, which was acquired by Yellowstone in 2012. Timo holds a BS from the Fisher School of Accounting at the University of Florida and an MBA from Jacksonville University and has experience in Staff and Cost Accounting.



Tim Portland has served as the **Executive Chairman** of Yellowstone Landscape since May of 2023. As Executive Chairman he is highly active and engaged within the company, supporting the company's executive leadership. Prior to his current role, he led the company as CEO for more than a decade. In addition to chairing Yellowstone's Board of Directors, Tim serves on the Board of Directors of the National Association of Landscape Professionals and chairs the association's H-2B steering committee. He also serves on the Board of the Seasonal Employment Alliance, an advocacy organization focused on congressional reform of the guest worker visa programs that sustain seasonal businesses across the United States.



Blaine Peterson serves as Yellowstone Landscape's **Vice President of Business Development**, where he is responsible for the company's industry-leading sales team, a critical component of Yellowstone's superior growth and track record with customers. Blaine has been a part of the company since 2005, in ascending roles and responsibilities including Branch Manager and Business Development Manager, while founding the company's Jacksonville, Florida location. Blaine has a background in commercial real estate and holds a degree from Florida State College.

WELCOME FROM OUR TEAM

[Document.SentDate]

Mark Vega
Monterra

RE: Monterra CDD



On behalf of the thousands of Yellowstone Landscape Professionals across the United States, we want to thank you for considering us as your commercial landscape maintenance partner. It is truly an honor to be invited to care for the outdoor spaces that matter most to you, your community, and the people you serve.

For more than two decades, Yellowstone Landscape has been dedicated to one mission: delivering ***Excellence in Commercial Landscaping***. That commitment lives in the work of our teams every day - whether we're maintaining the beauty of a homeowners association, enhancing a corporate campus, or preserving the landscapes of our public institutions.

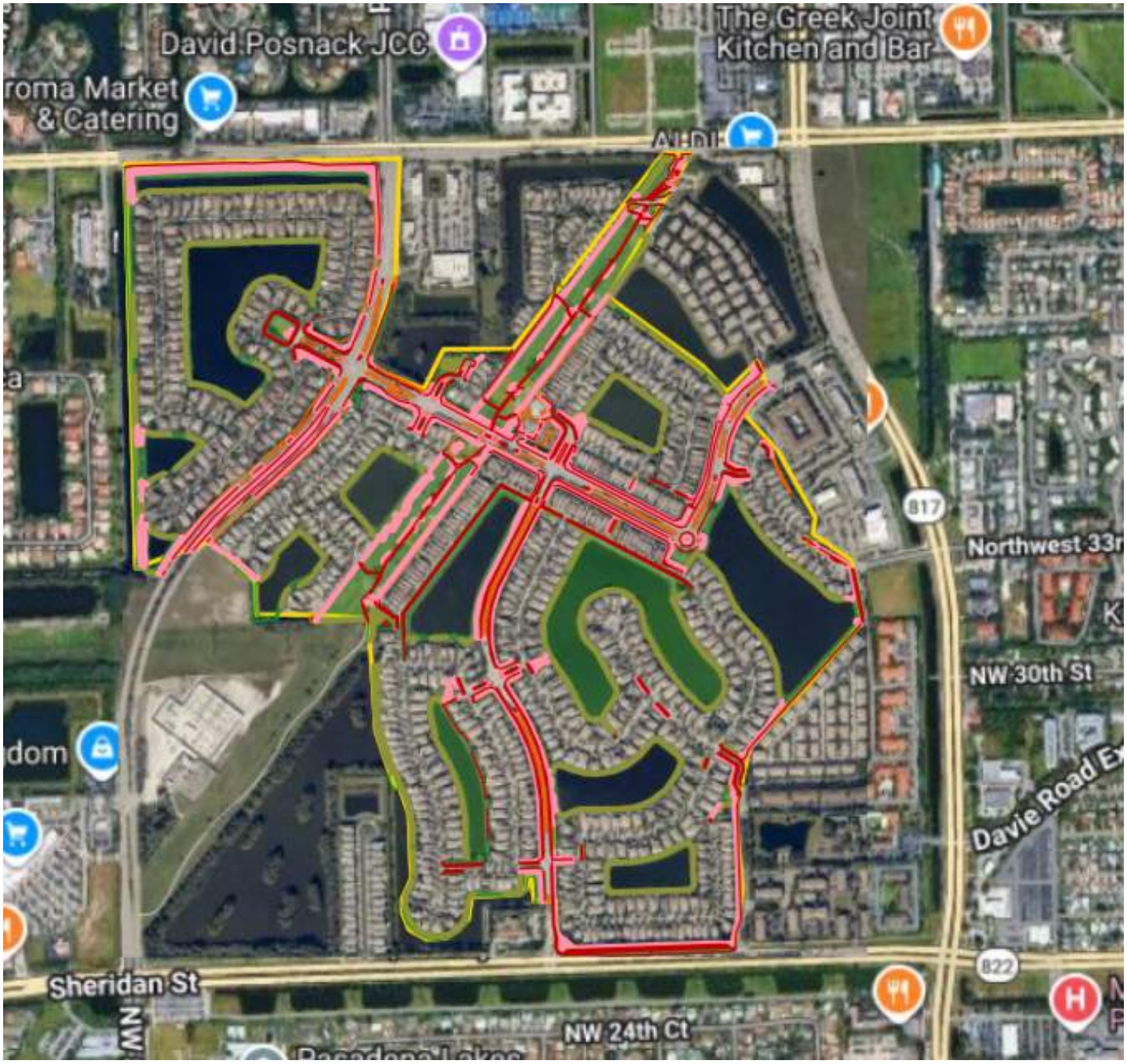
What makes Yellowstone Landscape unique isn't just the scale of our operations across the country. It's the pride and professionalism of the people who wear our logo. From the crews on your property each week to the specialists supporting irrigation, tree care, and enhancements, we share a common purpose - to ensure your landscape not only looks its best, but also functions in ways that make your property safer, more welcoming, and more sustainable.

We are grateful for the opportunity to earn your trust and to demonstrate why so many organizations rely on Yellowstone Landscape as their partner of choice.

Sincerely,
Yellowstone Landscape Leadership Team

SERVICE AREA MAP

Below is an overview the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.



Statement of Corporate Stability

Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services, snow removal services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 10,000 clients from 77 local branch operations facilities in 21 states across the United States. In 2019 Yellowstone's growth reached a level that made us the largest, privately-owned landscape service company in North America.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded $773,000,000 in 2025. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of $75 million, with bonding capacity up to $75 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

Bank Reference Information:
Kyle Bumer
Antares Capital, LP
Chicago, IL 60661
P. 312-638-4042

OFFICERS

Adopted by: [illegible] DATE: 9/12/2016

NAME	ELECTION OR TITLE	RESPONSIBILITY	NOMINATING SERVICE, DATE OF ELECTION
[illegible]	President	[illegible]	[illegible]
[illegible]	Vice President	[illegible]	[illegible]
[illegible]	Vice President	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

SERVICES - ARBOR MAINTENANCE

Proper tree care is vital in Southwest Florida to protect properties from severe hurricane winds, stop the spread of year-round pests, and manage poor local soil conditions.

Storm Safety

- Crown thinning: Removes inner branches so wind passes through the tree instead of pushing it over
- Deadwood removal: Clears out weak or broken limbs before they can cause damage to roofs, structures and cars
- Weight reduction: Balance heavy canopies to stop large trunks from splitting

Pest and Disease Control

- Active monitoring: Catches sucking insects like whiteflies, weevils, and scale before they drain a tree's life
- Fungal checks: Prevents fatal root rots that attack stressed palms and hardwoods
- Clean cuts: Using sterilized tools stops diseases from jumping from one tree to another

Soil and Nutrient Support

- Custom fertilizers: Feeds trees the exact nutrients missing from sandy base
- Property mulching: Keeps roots cool in the scorching summer and holds moisture during dry periods
- Smart watering: Encourages deep root growth rather than weak surface roots

Avoid Harmful Mistakes

- Never top trees: Cutting off the main top portion creates weak, dangerous new growth
- Limit pruning: Never remove more than 25% of a tree's branches at one time
- Lions Tailing: Inter-foliage is removed, leaving heavy branch tips and causes increased wind loads during high wing events. Compromises the structure of the tree.



arbornote

ArborNote Mapping

Provides accurate counts of all trees by species and can contain pictures, history and descriptions.

YELLOWSTONE
LANDSCAPE
FLL BRANCH

Brand	Serie	S/N	Hours	Truck Assigned To
Exmark	E-Series 48'	409282419	148.89	Truck #22
Exmark	Lazer Z	409482114	1,961.80	Truck #22
Exmark	Lazer Z	41142677	1,520.60	Truck #22
Exmark	S-Series 52'	316642838	2,683.70	Truck #13
Exmark	Lazer Z 60'	409692130	1,574	Truck #13
Exmark	E-Series 48'	409480852	1,113	Truck #19
Exmark	S-Series 52'	315644849	2,922.80	Truck #36
Exmark	Lazer Z 60'	411572673	1,762.80	Truck #36
Exmark	Lazer Z 60'	411980046	1,239.40	Truck #2238
Exmark	Lazer Z 60'	414334236	806	Truck #12
Exmark	Lazer Z 60'	414334237	693.7	Truck #12
Exmark	X-Series 21'	49301837	N/A	Truck #28
Exmark	Lazer Z 60'	411442660	1,442	Truck #2239
Exmark	Lazer Z 60'	409482107	2,227.70	JAMAINE
Exmark	Lazer Z 72'	418458038	79.1	JAMAINE
Exmark	S-Series 36'	409480623	992.8	JAMAINE
Exmark	S-Series 48'	416265383	320.7	JAMAINE
Exmark	Lazer Z 52'	418184331	79.8	Truck #33
Exmark	Lazer Z 60'	411442678	1,570.70	Truck #33
Exmark	X-Series 21'	412034363	N/A	Truck #33

Stihl	HL 94 k	Hedge Trimmer	540235936	Truck #19
Stihl	BR600	Blower	545257472	Truck #36
Stihl	BR600	Blower	545257480	36
Stihl	BR600	Blower	545257469	36
Stihl	FS 131 R	Weed Eater	542283250	36
	FS 131 R	Weed Eater	546425523	36
	FS 131 R	Weed Eater	Not Visible	36
	HL 94 k	Hedge Trimmer	54386212	36
	FC91	Edger	35806788	36
	FC91	Edger	544401244	36
	FC91	Edger	5465570227	2238
	FC91	Edger	546557002	2238
	FS 131 R	Weed Eater	534913550	2238
	FS 131 R	Weed Eater	Not Visible	2238
	BR600	Blower	546324565	2238
	BR600	Blower	535234695	2236
	BR600	Blower	Not Visible	2238
	HL 94 k	Hedge Trimmer	541352620	2238
	HL 94 k	Hedge Trimmer	536677453	2238
	HL 94 k	Hedge Trimmer	538982613	2238
	BR600	Blower	543184321	12
	BR600	Blower	535204691	12
	BR600	Blower	Not Visible	12
	FS 131 R	Weed Eater	542263246	12
	FS 131 R	Weed Eater	542263237	12
	HL 94 k	Hedge Trimmer	542715097	12
	HL 94 k	Hedge Trimmer	540255079	12
	FC91	Edger	541201510	12
	BR600	Blower	543614672	28
	HL 94 k	Hedge Trimmer	53271233	28
	HL 94 k	Hedge Trimmer	542215187	28
	FS 131 R	Weed Eater	Not Visible	28
	BR600	Blower	528134902	2239
	BR600	Blower	541743839	2239
	HL 94 k	Hedge Trimmer	528913073	2239
	HL 94 k	Hedge Trimmer	542215110	2239
	FS 131 R	Weed Eater	546425534	2239
	FS 131 R	Weed Eater	546063901	2239
	FC91	Edger	536254701	2239
	FC91	Edger	Not Visible	2239
	BR600	Blower	532134179	Jamaine
	BR600	Blower	541744485	Jamaine
	BR600	Blower	538783799	Jamaine
	BR600	Blower	546324586	Jamaine

YELLOWSTONE
LANDSCAPE
FLL BRANCH

Brand	Serie	Column1	S/N	Truck Assigned To
Stihl	BR600	Blower	545257468	Truck #25
Stihl	BR600	Blower	536505930	Truck #25
Stihl	FC91	Edger	541201533	Truck #25
Stihl	FS 131 R	Weed Eater	546425520	Truck #25
Stihl	HL 94 k	Hedge Trimmer	540255077	Truck #25
Stihl	HL 94 k	Hedge Trimmer	530732646	Truck #25
Stihl	HL 94 k	Hedge Trimmer	536677431	Truck #25
Stihl	BR600	Blower	532194069	Truck #22
Stihl	BR600	Blower	52729509	Truck #22
Stihl	BR600	Blower	538783630	Truck #22
Stihl	HL 94 k	Hedge Trimmer	546188373	Truck #22
Stihl	HL 94 k	Hedge Trimmer	529376253	Truck #22
Stihl	FC91	Edger	535202476	Truck #22
Stihl	FS 131 R	Weed Eater	539158216	Truck #22
Stihl	FS 131 R	Weed Eater	Not Visible	Truck #22
Billy Goat		Street Blower	4904621668	Truck #13
Stihl	FS 131 R	Weed Eater	539158210	Truck #13
Stihl	FS 131 R	Weed Eater	539158212	Truck #13
Stihl	FC91	Edger	511379789	Truck #13
Stihl	BR600	Blower	536826897	Truck #13
Stihl	BR600	Blower	535234668	Truck #13
Stihl	HL 94 k	Hedge Trimmer	540052193	Truck #13
Stihl	HL 94 k	Hedge Trimmer	624525355	Truck #13
Stihl	BR600	Blower	Not Visible	Truck #2247
Stihl	BR600	Blower	536826920	Truck #2247
Stihl	FS 131 R	Weed Eater	542283260	Truck #2247
Stihl	HL 94 k	Hedge Trimmer	546188364	Truck #2247
Stihl	HL 94 k	Hedge Trimmer	538982614	Truck #2247
Stihl	BR600	Blower	545593858	Truck #19
Stihl	BR600	Blower	545593861	Truck #19
Stihl	BR600	Blower	542755054	Truck #19
Stihl	FS 131 R	Weed Eater	543576195	Truck #19
Stihl	FS 131 R	Weed Eater	543576206	Truck #19
Stihl	FC91	Edger	541201514	Truck #19
Stihl	HL 94 k	Hedge Trimmer	546188346	Truck #19

YELLOWSTONE LANDSCAPE | Excellence IN COMMERCIAL LANDSCAPING

FLL Manegement Trucks

Branch	Driver	Asset #	Brand/Model	Year
FLL	Jonathan Robison - 123418	318508	Chevy 1500 Silverado	2023
FLL	Bryan Pique - 117653	315818	Chevy 1500 Silverado	2022
FLL	Robert Montesino	318507	Chevy 1500 Silverado	2023
FLL	Tony Napoleon - 127177	320971	Chevy Colorado #2263	2025
FLL	OJ Jones - 106285	316384	Chevy 1500 Silverado	2022
FLL	Eddie Fane - 127178	319293	Chevy Malibu	2023
FLL	AM VEH	316583	Chevy Colorado	2022
FLL	Derrick Jackson - 106288	307540	Chevy Colorado	2020
FLL		318287	Chevy 1500 Silverado	2023
FLL	Out Of Service	308657	Chevy 1500 Silverado	2021
FLL	Dennis Soraghan - 123402	323582	Chevy Equinox	2025

License Plate	Exp Date2	VIN #
BN85FW	28-Jun	1GCPAAEKXPZ202362
89BJRU	25-Jun	1GCPWBEK2NZ145210
BN86FW	26-Jun	1GCPAAEK4PZ199085
24EEHJ	27-Jun	1GCPSBEK3R1112166
72BZDM	26-Jun	1GCPWAED5NZ225063
BN68SU	27-Jun	1G1ZB5ST5PF164009
BP98KR	25-Jun	1GCGSBEN6N1180921
NZQP09	27-Jun	1GCGSCEA3L1114777
BN02FW	27-Jun	1GCPAAEK7PZ127099
57AJYY	27-Jun	3GCPWAEF9LG275818
97EVCH	28-Jun	3GNAXHEG9SL148293

Listing of Major Equipment

YELLOWSTONE LANDSCAPE

Below is a summary listing of fleet vehicles and major equipment currently owned or leased within the Yellowstone Landscape, Southeast Region.

Vehicle/Equipment	Quantity
Mowers (Various Sizes)	>250
Heavy Duty Pickup Trucks	>100
Irrigation Trucks	>35
Water Tank Truck	2
Other Work Trucks	>150
Motorized Work Carts	>75
Heavy Construction Equipment (Various Caterpillar)	>30

Monterra CDD's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS



1-30

✓	Meet with Property Manager to review Startup Plan
	Discuss Our Approach and Service Map
	Complete an irrigation audit of the entire system
	Present irrigation deficiencies with plan for corrections
	Begin regular maintenance task schedule
	Cleanup previously neglected and high impact impact areas
	Spot treat weeds in turf areas and planting beds
	Discuss options for turf areas beyond reclamation
	Apply fertilizer to struggling areas across the property
	Begin insect and disease treatments
	Remove severely declining/lost plant material and present proposals for replacement
	Walk the property with Property Manager to identify areas for improvement and prepare proposals for enhancement

Monterra CDD's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS



31-60

	Walk property with Property Manager to evaluate improvements
	Evaluate our approach and make any necessary adjustments
	Continue irrigation maintenance and inspections
	Continue routine maintenance tasks as scheduled
	Retreat turf weeds and continue weed control applications throughout property
	Monitor and treat insect and disease problems in plant material
	Discuss options to improve "curb appeal" in high profile areas

Monterra CDD's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS



61-90

	Walk property with Property Manager to evaluate improvements
	Assess results from actions taken in 30 day and 60 day plans
	Continue irrigation maintenance/inspections
	Continue turf weed and control applications throughout property
	Monitor and treat insect and disease problems in plant material throughout property
	Continue routine maintenance tasks as scheduled
	Schedule 6-month site evaluation with Property Manager

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027

Receipt #: [illegible]

Business Name: [illegible] LANDSCAPE SOUTHEAST LLC **Business Type:** [illegible]

Owner Name: [illegible] LANDSCAPE SOUTHEAST LLC **Business Opened:** [illegible]

Business Location: [illegible] **State/County/Cert/Reg:**

FT LAUDERDALE **Exemption Code:**

Business Phone: 954 768 0806

Rooms	Seats	Employees	Machines	Professionals
		[illegible]		

For Vending Business Only

Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Receipt # [illegible] [illegible]

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

[illegible]
[illegible]
[illegible]
[illegible]

Receipt #WWW-25-00323810
Paid 09/14/2026 150.00

2026 - 2027

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027

Receipt #: [illegible]

Business Name: [illegible] LANDSCAPE SOUTHEAST LLC **Business Type:** [illegible]

Owner Name: [illegible] LANDSCAPE SOUTHEAST LLC **Business Opened:** [illegible]

Business Location: [illegible] **State/County/Cert/Reg:**

FT LAUDERDALE **Exemption Code:**

Business Phone: 954 768 0806

Rooms	Seats	Employees	Machines	Professionals
		[illegible]		

Signature

For Vending Business Only

Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Receipt #WWW-25-00323810
Paid 09/14/2026 150.00

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: [illegible]

Business Name: YELLOWSTONE LANDSCAPE SOUTHEAST LLC

Business Type: LAWN MAINTENANCE/LANDSCAPE (LANDSCAPE SERVICES)

Owner Name: YELLOWSTONE LANDSCAPE SOUTHEAST LLC

Business Opened: 07/01/2025

Business Location: 2590 NW 47TH CT
FT LAUDERDALE

State/County/Cert/Reg:

Exemption Code:

Business Phone: 954-766-3806

Rooms	Seats	Employees	Machines	Professionals
		50		

For Vending Business Only

Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
150.00	0.00	0.00	0.00	0.00	0.00	150.00

Receipt Fee 150.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

YELLOWSTONE LANDSCAPE SOUTHEAST LLC
2590 NW 47TH CT
FORT LAUDERDALE, FL
33311-8607

Receipt #MMW-24-00314276
Paid 09/30/2025 150.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: [illegible]

Business Name: YELLOWSTONE LANDSCAPE SOUTHEAST LLC

Business Type: LAWN MAINTENANCE/LANDSCAPE (LANDSCAPE SERVICES)

Owner Name: YELLOWSTONE LANDSCAPE SOUTHEAST LLC

Business Opened: 07/01/2025

Business Location: 2590 NW 47TH CT
FT LAUDERDALE

State/County/Cert/Reg:

Exemption Code:

Business Phone: 954-766-3806

Rooms	Seats	Employees	Machines	Professionals
		50		

Signature

For Vending Business Only

Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
150.00	0.00	0.00	0.00	0.00	0.00	150.00

Receipt #MMW-24-00314276
Paid 09/30/2025 150.00

Onboarding

At the time of onboarding the employee is required to read the safety guide to become familiar with our safety policies and procedures which includes proper use of equipment, general safety rules and disciplinary actions regarding safety violations. Upon completion the employee is required to complete a safety quiz to determine comprehension of the information. Any questions answered incorrectly are then discussed with the employee to better explain and educate them on the safety expectations. PPE is given to employees and reviewed their proper use is reviewed.

Equipment Training and Competency

Before an employee is given a piece of equipment to operate they are assessed by their immediate supervisor or the service manager as to their level of competency. If they do not show adequate competency required to operate safely, they are then trained on the operation and safety features of the equipment. Never allowed to operate the equipment if they do not display adequate competency.

Weekly Safety Training

Branches are required to hold a weekly toolbox safety talk. Meeting are to be recorded in a diary and topics approved by the Branch Manager. Branches are also allowed to hold bi-weekly meetings or four topics per training with the approval of our Field Support Office Service Team. A total of four topics per month are required. Mandatory topics are rolled out monthly by the upcoming month's trainings. Content is compiled in both English and Spanish. Documentation of each safety training is uploaded into our online portal.

Monthly Safety Training

Branches are required to hold a monthly safety meeting for all employees and personnel including management. Safety reports pertaining to the month are discussed. DART and ZERO are provided. Management and crew meetings for the upcoming month are held during these meetings. Near misses and Vehicle Accidents Reviews are held at each branch every 12 months. Equipment use and safety features, Hand and PPE use, Trucks and Trailer safety, Defensive Driving, and Personal safety are some of the required topics. Branches also provide additional training on a as needed basis during branch operations.

Follow Up Training

In the event of an incident the branch is required to review the incident with the crew and ensure that it does not happen. If it does it could have been prevented. Employees are reminded of our PPE requirements and retrained on the topic relative to the incident.

CERTIFICATE OF LIABILITY INSURANCE

4/1/2027

DATE (MM/DD/YYYY): 8/7/2026

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

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

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	**CONTACT NAME:** The Speed Team **PHONE (A/C, No, Ext):** (404) 460-3600 **FAX (A/C, No):** **E-MAIL ADDRESS:** secertspeed@lockton.com
INSURED 1472881 Yellowstone Landscape, Inc. and all Subsidiaries See Attached List P.O. Box 936347 Atlanta GA 31193	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Safety National Casualty Corporation 15105 **INSURER B :** ACE Property and Casualty Insurance Company 20699 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 23802227 **REVISION NUMBER:** XXXXXXX

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 X Pesticide&Herbicide X SIR $250,000 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	N	N	GL6676218	4/1/2026	4/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY	N	N	CA6676217 XEL4069294 - $1M x $1M	4/1/2026 4/1/2026	4/1/2027 4/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $	N	N	XEUG72569647 005	4/1/2026	4/1/2027	EACH OCCURRENCE AGGREGATE SIR	$ 10,000,000 $ 10,000,000 $ 25,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	LDS4066360	4/1/2026	4/1/2027	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

23802227
Evidence of Coverage

CANCELLATION See Attachments

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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Policy Forms

General Liability

1. CG 20 10 12 19 Additional Insured - Owners, Lessees or Contractors - Ongoing Operations
2. CG 20 37 12 19 Additional Insured - Owners, Lessees or Contractors - Completed Operations
3. CG 20 28 12 19 Additional Insured - Lessors of Leased Equipment
4. CG 20 07 12 19 Additional Insured - Engineers, Architects or Surveyors
5. CG 24 04 12 19 Waiver of Subrogation
6. CG 20 01 12 19 Primary and Non-Contributory Coverage
7. SNGL 047 0514 Earlier Notice of Cancellation Provided to Third Parties

List of Named Insureds

Yellowstone Parent, L.P.

Elk Intermediate Company I, Inc.

Elk Intermediate Company II, Inc.

Elk Buyer, Inc.

YLG Holdings, Inc.

Yellowstone Intermediate Holdings, Inc.

Yellowstone Landscape, Inc.

Yellowstone Landscape - Southeast, LLC

ALSW, LLC

Leaderscape - Palm Beach, LLC

Florida Landscape Consultants, LLC

Southeast Landscape Management Company, LLC

Davis Landscape Company, LLC

YLA - Midwest, LLC

Crawford Landscape Group, LLC

Acres Maintenance, LLC

Hayden Landscaping & Maintenance, LLC

Green-Up Landscape, LLC

Acres Enterprises, LLC

Yellowstone Landscape - Central, Inc

BLSW, LLC

YLCSW, LLC

Texas Services, LLC

Native Land Design, LLC

Landscape USA - Austin, LLC

Ecoscape Solutions Group, LLC

ELSW, LLC

Heads Up Landscape Contractors, LLC

Yellowstone Landscape West, LLC

SLM Holdings , LLC

Somerset Landscape LLC

Park Landscape LLC

Green Pastures Landscape Company, LLC

Boren's Grass Groomers, LLC

Duke's Grounds Maintenance, LLC

Landscape Management Professionals, LLC

RKLT Properties, LLC

Arizona's Best Landscape Management

Bloom Floralscapes, LLC

KCS Landscape Management, LLC

Premier Sports Fields, LLC

Moore Landscapes, LLC

O'Donnell's Landscape Service, LLC

Gleason Johndrow Landscaping, LLC

Townscapes, LLC

Northwest Landscaping, LLC

Rainmaker Irrigation and Landscaping, LLC

Greenery NYC, Inc.

Green Environmental Landscape, LLC

Elegant Lawn Care, LLC

Frank Carson Landscape & Maintenance, LLC

Green Earth, Inc.

Green Earth YL, LLC

Proscape Landscaping Management, LLC

Trisler Landscape, LLC

Proscape Landscaping Management, Corp.

Showplace Landscape Services, LLC – Effective 8/1/26

YELLOWSTONE
LANDSCAPE



Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Commercial Applicator
License # CM15531

MONTESINO, ROBERT

Categories
3

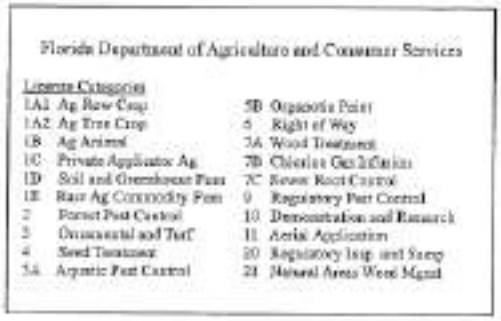
Issued: 04/09/2026

Expires: 05/31/2030

Signature

WILTON SIMPSON, COMMISSIONER

This individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.



Florida Department of Agriculture and Consumer Services

License Categories

1A1	Ag Row Crop	5B	Organoids Point
1A2	Ag Tree Crop	6	Right of Way
1B	Ag Animal	7A	Wood Treatment
1C	Private Applicator Ag	7B	Chloride Gas Fumigation
1D	Soil and Greenhouse Plant	7C	Rowse Root Control
1E	Rare Ag Commodity Pest	9	Regulatory Pest Control
2	Forest Pest Control	10	Demonstration and Research
3	Ornamental and Turf	11	Aerial Application
4	Seed Treatment	20	Regulatory Insp. and Surv
5A	Aquatic Pest Control	21	Natural Areas Weed Mgmt



Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Limited Urban Commercial Fertilizer Applicator
Certificate # LF220081

MONTESINO, ROBERT

Category
LF

Issued: 04/03/2026

Expires: 05/21/2030

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

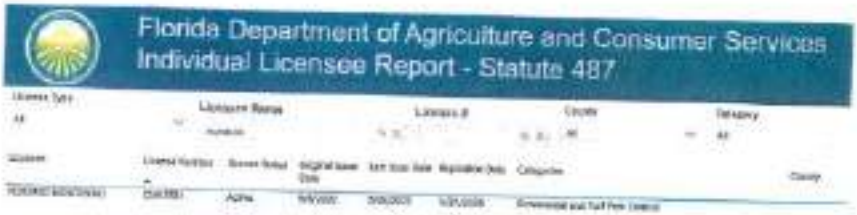
The above individual is certified under the provisions of Chapter 482, F.S.



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Florida Department of Agriculture and Consumer Services
Individual Licensee Report - Statute 388 & 482



Florida Department of Agriculture and Consumer Services
Individual Licensee Report - Statute 487

INTRODUCING YOUR SERVICE TEAM

The success of your property depends on the people behind the plan.
You'll work directly with these experienced professionals.
They will serve as your dedicated partners - accountable for
your property's performance and accessible whenever you need them.

Robert Montesino
Branch Manager

Your **Branch Manager** oversees all aspects of your property's care, ensuring seamless coordination between field teams, scheduling, and quality standards. They're first degree of escalation for any service concerns and manage everything from daily operations to long-term planning for all properties served from their location. With direct responsibility for quality control, safety protocols, and team training, they ensure consistent excellence across every visit. Their local leadership means faster response times, personalized attention, and accountability for your team's performance throughout the year.

Kevin Bussiere
Account Manager

Your **Account Manager** is your day-to-day partner, coordinating all service activities and ensuring your property receives the attention it deserves. They schedule crews, monitor quality standards, and address any concerns quickly, acting as your advocate within our organization. By tracking performance against your budget and specifications, they keep your property on track while proactively identifying opportunities for improvement. You'll communicate directly with them for routine needs, making it easy to adjust services as your property's requirements evolve throughout the season.

Tony Napolean
Irrigation Manager

Your **Irrigation Manager** ensures that a property's irrigation system operates efficiently and sustainably, providing the right amount of water to each landscape area. They regularly inspect, adjust, and optimize the system to reduce waste, and maintain plant health.

Robert Montesino
Spray Application Manager

Your **Spray Application Manager** oversees all fertilizer and pest management treatments to keep the landscape healthy, safe, and looking its best. They ensure applications are timed correctly, performed safely, and tailored to the property's specific needs.

QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attentionfrom experienced professionals at every level of our organization.



WEEKLY PROPERTY INSPECTIONS

Your Account Manager walks your property each week, creating detailed punch lists that address everything from sight line obstructions to seasonal pruning needs. These inspections ensure crews know exactly what requires attention and can prioritize work based on your property's current conditions.

Four levels of inspection mean your property is never relying on just one perspective. When problems get caught early, excellence becomes routine.

REGULAR CLIENT COLLABORATION

We meet with you routinely to align on priorities, review completed work, and plan upcoming activities. You'll receive weekly summaries that document what we've accomplished and what's scheduled next, keeping you informed without requiring constant follow-up.



QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attentionfrom experienced professionals at every level of our organization.

CROSS-PROPERTY REVIEWS

Our Branch Manager conducts regular inspections across all properties, bringing fresh perspective to maintenance practices and crew performance. This outside view catches issues that daily familiarity might miss and creates opportunities for Account Managers to learn from successes across our portfolio.





EXECUTIVE OVERSIGHT

Our Regional Vice Presidents and General Managers perform monthly property reviews, applying decades of experience to identify opportunities for improvement. This executive-level attention ensures your property benefits from the highest level of expertise in our organization.

The Result: ***Problems get identified and resolved quickly. Your property receives the benefit of continuous improvement, proactive planning, and the collective expertise of our entire management team, not just the crew you see each week.***

CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Service Category	Frequency	Description
Mowing & Edging	42 Occurrences *Areas to be mowed weekly include Clubhouse, 3 Tot Lot playgrounds and the dog park*	Professional cutting, trimming and cleanup with frequency adjusted to seasonal growth rates
Detailing	12 Occurrences	Trimming of Shrubs and Ornamentals
Bed Maintenance	Continuous	Weeding, vine control, pruning, and bed definition to maintain appearance and plant health
Fertilization	Non Applicable	Custom nutrient applications based on soil testing and plant requirements
Integrated Pest Managment	Non Applicable	Monitoring and treatment of insects, disease, and weeds using IPM practices
Litter Abatement	42 Occurrences	Employees on site specifically for litter control at a minimum of three times per week

Drain inspections to be completed 30 times annually on the property

CLIENT REFERENCES

Property Name || Yellowstone Landscape

VILLAGGIO

PROPERTY MANAGER: Shameeda Jabar	**EMAIL:** generalmanager@myvillaggiohoa.com
COMMUNITY SIZE: 500+ Homes	**WEBSITE** www.myvillagiohoa.com



VALLENCIA COVE

REFERENCE CONTACT: Crystaly Gonzalez	**EMAIL:** vcovepm@langmanagment.com
	PHONE: 561-877-8631 Ext. 206
COMMUNITY SIZE: 800+ homes	**WEBSITE:** engage.goenumerate.com/s/valenciacovehoa/



PONTE VECCHIO WEST

YELLOWSTONE LANDSCAPE

REFERENCE CONTACT: Karen Adamski **ROLE:** Landscape Committee Chair **COMMUNITY SIZE** 250+ homes	**EMAIL:** kmadamski18@gmail.com **WEBSITE:** pontevecchiowestboyntonbeach.com

CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Turf Management

Our comprehensive turf program includes:

- Mowing at optimal heights (3-4" cool season, 2-3" warm season)
- Regular soil testing for proper pH and nutrient levels
- Pre-emergent weed control (spring and fall applications)
- Targeted post-emergent treatments as needed
- Seasonal fertilization tailored to grass type and regional conditions
- Insect and disease monitoring with prompt treatment

Plant Material Care

We protect your landscape investment through:

- Seasonal pruning using proper horticultural techniques
- Shrub and ground cover fertilization (spring and fall)
- Ornamental tree maintenance (up to 10' height)
- Insect and disease monitoring with integrated pest management
- Bed definition and weed control throughout growing season
- Plant health assessments with proactive treatments

Irrigation & Water Management

Our water management program features:

- Monthly comprehensive system inspections
- Controller programming adjustments based on seasonal needs
- Cleaning and adjustment of sprinkler heads and nozzles
- Prompt repair of damaged components (billed separately)
- Winterization and spring startup services
- Regular system efficiency evaluations

Additional Specialized Services

Available as enhancements to your maintenance program:

- Seasonal color installations and maintenance
- Mulch application and replenishment
- Tree pruning above 10' height
- Palm tree maintenance
- Landscape renovations and enhancements
- Seasonal leaf cleanup (up to 3 times annually)

Quality Assurance

- Dedicated account manager with regular property inspections
- Written reports documenting completed services and recommendations
- 24-hour emergency response capability
- Properly trained and equipped service teams
- Licensed applicators for all chemical treatments
- Ongoing evaluation of landscape performance

INVESTMENT & AGREEMENT

ANNUAL INVESTMENT	MONTHLY INSTALLMENT
$587,002.32	$48,916.86

Key Terms & Conditions

Agreement Overview
This summary highlights important aspects of our service agreement. The complete terms and conditions are available in the appendix.

Our Commitment to You

- We provide all labor, materials, equipment, and supervision necessary for the services outlined in this proposal
- All work will be performed according to standard landscape maintenance practices by properly licensed personnel
- We maintain comprehensive insurance coverage including general liability, auto, and workers' compensation
- We stand behind our work with a 90-day warranty on workmanship and plant materials

Your Investment

- Annual service fee: **$587,002.32** billed in equal monthly installments of **$48,916.86**
- Payment terms: Due upon receipt of monthly invoice
- Contract term: Initial **12 month** period with automatic renewal unless terminated

Additional Services

- Services beyond the scope of this agreement require written approval
- Emergency services available with 24-hour response capability
- Irrigation repairs, mulch installation, and seasonal color are provided at additional cost

Service Assurance

- Regular property inspections with written documentation
- Responsive communication with your dedicated Account Manager
- Environmental compliance with all applicable regulations
- Guarantee to correct any service deficiencies promptly

INVESTMENT & AGREEMENT

Compensation Schedule

Monterra CDD agrees to pay Yellowstone Landscape **$587,002.32** in equal monthly installments billed in the amount of **$48,916.86** upon receipt of invoice.

Charges will increase by **3%** at the commencement of each additional automatic twelve (12) month renewal term per the agreement renewal terms of this agreement. Charges for plant materials and ground coverings are subject to change based on market price fluctuations.

The Terms and Conditions following and the Appendices attached hereto constitute part of this agreement.

Mark Vega

Chris Adornetti

Chris Adornetti

Treasurer & Secretary, Yellowstone Landscape

EX OF ESC. CLAUSE

COMPANY OVERVIEW

Yellowstone Landscape is one of the nation's largest and most respected commercial landscaping companies, proudly serving clients across the country through a network of local branch locations. Our teams care for some of the most visible and prestigious properties in America - from master-planned communities and city parks to corporate campuses, hospitals, resorts, and industrial sites.



Comprehensive Services. Exceptional People.

Our services cover every aspect of the landscape lifecycle, including maintenance, enhancements, installation, irrigation, water management, tree care, snow and ice management, sports fields, and interiorscapes. Beyond our capabilities, what truly sets Yellowstone apart is our people. All the experienced Yellowstone Landscape Professionals you'll meet take pride in their craft and approach every property as if it were their own.

75%

of Supervisory and Management roles filled with internal promotions create

65

National Landscape Awards of Excellence presented to our projects across the



National Strength. Local Expertise.

We combine national strength with local expertise. Each Yellowstone branch operates as part of its community, supported by the resources, technology, and professional standards of a national leader. This structure allows us to deliver consistent quality, safety, and reliability at any scale, while maintaining the responsive, personal service our clients value most.

stability and longevity in our leadership team

country in the past twenty years



7000+

Landscape Professionals serving clients with unique properties and diverse service needs across the country each day.

80+

Service branch locations in over 20 states serve as our local hubs for coordinating your service teams.

2500+

Commercial vehicles on the road every day, safely transporting our crews, equipment, and materials to client properties.

HURRICANE PREPAREDNESS PLAN

At Yellowstone Landscape, we are committed to the safety and accessibility of your community in the aftermath of severe weather. Our Hurricane Preparedness Plan ensures that our teams are ready to respond quickly and effectively to restore access and provide emergency support.

Post-Storm Response Plan

• Immediate Property Inspection: An assigned Account Manager will be dispatched to inspect the property after the storm.
• Equipped for Emergencies: Account Managers will carry chainsaws and safety equipment to immediately address fallen trees and large debris.
• Priority on Accessibility: Our first focus will be to clear and open primary roadways to allow emergency services full access.
• Safety First: Hazardous areas will be flagged or cordoned off until they can be safely addressed.
• Detailed Assessment: Following roadway clearance, a full property assessment will be completed to document damages and develop a restoration plan.
• Communication: Clients will receive timely updates with photos, notes, and recommendations for recovery.

Additional Preparedness Measures

• Proactive Preparation: Teams monitor storm forecasts and pre-position resources when necessary.
• Coordination with Emergency Services: Ensuring cleared access supports local responders.
• Client Support: Flexible scheduling and dedicated crews available for recovery needs.

By partnering with Yellowstone Landscape, you can rest assured that your property is supported by a team experienced in storm response, committed to safety, and dedicated to restoring your landscape quickly and efficiently.

YELLOWSTONE LANDSCAPE

HURRICANE PREPAREDNESS PLAN



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ADDITIONAL PREPAREDNESS MEASURES

- **Proactive Preparation:** Teams monitor storm forecasts and pre-position resources when necessary.
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- **Client Support:** Flexible scheduling and dedicated crews available for recovery needs.

OUR COMMITMENT

By partnering with Yellowstone Landscape, you can rest assured that your property is supported by a team experienced in storm response, committed to safety, and dedicated to restoring your landscape quickly and efficiently.

RAPID RESPONSE
We act quickly to restore access and ensure safety.

SAFETY FIRST
Protecting people, property, and our communities.

TRANSPARENT COMMUNICATION
Timely updates with photos and clear recommendations.

COMPLETE RESTORATION
From initial cleanup to full landscape recovery.

TERMS AND CONDITIONS

Entire Agreement: This Landscape Management Agreement ("Agreement") contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape's (hereinafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality and Working Conditions: The amounts in the "Compensation Schedule" include labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. In the event additional fences, pools or other structures are installed on Client's Property during the Initial Term or any subsequent term of this Agreement, pricing will be adjusted to reflect those additional structures in accordance with the rates used for the Compensation Schedule. Pricing for flowers and mulch will be reviewed on an annual basis. Notwithstanding the foregoing or anything to the contrary herein, Yellowstonealso reserves the right to charge Client additional charges for additional services providedby Yellowstone to Client, whether requested or incurred by Client, which may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflectingsuch changes, and written notice to Client of any such changes. Client's failure to object to such changes via written notice within 30 days shall be deemed to be Client's affirmative consent to such changes.

All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). To the extent applicable standard landscape maintenance practices conflict with conservation mandates, Yellowstone Landscape will furnish the Services in a manner consistent with such conservation mandates and/or state or local regulations. Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including, but not limited to, plans, specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services. In no event shall Yellowstone guarantee or provide Warranty for any work or services provided by a third party.

Access: Access during normal business hours and other reasonable periods of time, including, but not limited to, when necessary for after-hours emergencies, shall be furnished to areas necessary to complete work or related functions as outlined in this Agreement in a safe and efficient manner. Client will notify Yellowstone Landscape in writing of any limitation on access to the Property as soon as possible, and in any event at least 48 hours prior to any scheduled delivery of services, goods, or materials. If access is not available, Client will be notified via email and a visit charge may be assessed.

Utilities: All utilities shall be provided by the owner of the Property or Client.

Bio-Hazards: Yellowstone Landscape shall not be responsible for policing, picking up, removing or disposing of certain materials that may be bio-hazards at the Property. This includes, but is not limited to, items such as hypodermic needles (Sharps/needles), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids and will not be handled by Yellowstone Landscape employees or contractors at any time. Yellowstone Landscape shall only be obligated to report/communicate any observations of potential bio-hazards to Client for the appropriate removal by others, unless otherwise arranged.

Change in Ownership: Client shall provide written notice to Yellowstone Landscape of any proposed change in the ownership or management of the Property at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Property shall not relieve Client of its obligations hereunder, including, but not limited to, the payment of any amounts due, or to become due, hereunder.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

TERMS AND CONDITIONS

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on Page 1 of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to the address indicated on the invoice. In addition, if the Services include pricing for work including, but not limited to, mulch, pine straw, chemicals, flowers, irrigation or any other type of seasonal or periodic work ("Periodic Work"), and this Agreement is terminated early for any reason, whether during the Initial Term or any subsequent term after such work has been performed, Client shall owe Yellowstone for the full contract value of such Periodic Work, notwithstanding any agreement to spread such payment over a longer period.

Termination: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of such a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing. Yellowstone may terminate this agreement at any time upon 30 days' written notice to Client. Upon termination of this Agreement for any reason, Client shall pay Yellowstone for all Services performed to the effective date of termination.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Dispute Resolution and Choice of Law: The Agreement shall be governed by the laws of the State of Florida without regard to its conflicts of laws provision. Yellowstone and Client agree (i) to submit to the jurisdiction of the State or Superior Courts of Flagler County, Florida for the purpose of any suit or other proceeding arising out of or based upon this Agreement, (ii) agree not to commence any suit, action or other proceeding arising out of or based upon this Agreement except in the state courts of Flagler County, Florida. Any such dispute may by mutual agreement of the Parties be submitted to arbitration or mediation, which shall be conducted in Flagler County, Florida.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:
a. Worker's Compensation Insurance with statutory limits;
b. Employer's Liability Insurance with limits of not less than $1,000,000;
c. Commercial General Liability Insurance with combined single limits of not less than $1,000,000 per occurrence/$2,000,000 annual aggregate;
d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than $1,000,000.
e. Umbrella Coverage $10,000,000 per occurrence/$10,000,000 annual aggregate
If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance. Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. If requested by Client, the original insurance policies required of Yellowstone will be made available for review. Client shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage. Yellowstone and all its associated and affiliated companies, employees, agents, and other parties as required by written contract to be so named, shall be named as an additional insured on Customer's General Liability, Automobile Liability and Umbrella Coverage insurance policies. To the fullest extent permitted by applicable state law, a Waiver of Subrogation Clause shall be added to the General Liability, Automobile and Workers Compensation policies in favor of Yellowstone and Yellowstone's officers, agents and employees.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

TERMS AND CONDITIONS

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for economic, incidental, consequential, special or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation). Yellowstone shall not be responsible for any damage to structures, including, but not limited to, foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs, or similar structures that do not have a minimum buffer of mulch, planting bed space, or other barren or unmaintained area of sufficient size to offer protection to such structures from damage from mowers, weed-trimming lines, or other maintenance equipment (if not otherwise specified and agreed, a minimum of 8 inches). Likewise, Yellowstone will not be responsible for any damage to any cables, wires, irrigation components, or similar items not buried to specification in the event they are damaged during the performance of the Services.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services, except for losses or damages resulting from a party's gross negligence or willful misconduct.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Increased Costs/Additional Services: Yellowstone reserves the right, and Client acknowledges that it should expect Yellowstone to increase or add chargespayable byClient hereunder during the Initial Term or any Renewal Term: (i) for any changesor modifications to, or differences between, theactual Services provided by Yellowstone to Clientand those specified onthe Compensation Schedule; (ii) forany increase in fuel cost, raw material cost, fertilizer or chemical cost, regulatory cost recovery charge, environmental charge, and/or any other charges included or referenced in the Compensation Schedule (which charges are calculated and/or determined on an enterprise-wide basis, including Yellowstone and all affiliates); and (iii)to cover increased costs due to: uncontrollable circumstances, including, without limitation, changes (occurring from andafter three (3) monthsprior to the EffectiveDate) in local, state, federal or foreignlaws or regulations (or theenforcement, interpretation or application thereof), including theimposition of or increasein taxes,fees or surcharges, pandemics or other widespread illness, or acts of God such as floods,fires, hurricanes and natural disasters. Increases to charges specified in thissection maybe appliedsingularly or cumulatively and may include an amount for Yellowstone's operating or profit margin. Client acknowledges and agrees that any increased charges under this section arenot represented tobe solely an offset or pass through of Yellowstone's costs.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

Prevailing Provisions: In the event of any inconsistency between any terms set out herein and any exhibit, annex, schedule, proposal, or other document attached hereto, the Terms and Conditions of this Agreement shall prevail.

Vehicle Recording Devices: Client acknowledges and agrees that Yellowstone's vehicles may contain recording devices, and both video and audio recordings may be made during the provision of services hereunder.

YELLOWSTONE
LANDSCAPE

THANK YOU

Prepared By:
Eddie Fane

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Monterra Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



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Monterra
Community Development District

Financial Statements

(Unaudited)

August 31, 2026

Balance Sheet
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 278,496	$ -	$ 278,496
Cash On Hand/Petty Cash	500	-	500
Accounts Receivable > 120	406,900	-	406,900
Investments:			
Money Market Account	2,348,315	-	2,348,315
SBA Account	423,668	-	423,668
SBA Account Reserves	443,945	-	443,945
Interest Account	-	17	17
Principal	-	70	70
Redemption Fund	-	27,477	27,477
Reserve Fund	-	256,785	256,785
Revenue Fund	-	427,390	427,390
Prepaid Items	977	-	977
Deposits	9,828	-	9,828
TOTAL ASSETS	**$ 3,912,629**	**$ 711,739**	**$ 4,624,368**
LIABILITIES			
Accounts Payable	$ 157,902	$ -	$ 157,902
Accrued Expenses	22,080	-	22,080
TOTAL LIABILITIES	**179,982**	**-**	**179,982**

Balance Sheet
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
FUND BALANCES			
Nonspendable:			
Prepaid Items	977	-	977
Deposits	9,828	-	9,828
Restricted for:			
Debt Service	-	711,739	711,739
Assigned to:			
Operating Reserves	863,888	-	863,888
Reserves - Clubhouse	76,229	-	76,229
Reserves - Equipment	2,000	-	2,000
Reserves-Gates/Guardhouses	101,506	-	101,506
Reserves - Hurricane	53,000	-	53,000
Reserves - Irrigation System	148,506	-	148,506
Reserves - Landscape	101,506	-	101,506
Reserve - Lighting	50,753	-	50,753
Reserves - Pools	101,506	-	101,506
Reserves - Roads and Sidewalks	203,011	-	203,011
Reserve - Security Features	101,506	-	101,506
Reserves - Wall & Fence Perimeter	84,397	-	84,397
Unassigned:	1,834,034	-	1,834,034
TOTAL FUND BALANCES	**$ 3,732,647**	**$ 711,739**	**$ 4,444,386**
TOTAL LIABILITIES & FUND BALANCES	**$ 3,912,629**	**$ 711,739**	**$ 4,624,368**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 117,922	$ 117,922	0.00%	$ 9,436
Room Rentals	-	-	200	200	0.00%	-
Interest - Tax Collector	-	-	6,030	6,030	0.00%	-
Rental Income	-	-	1,000	1,000	0.00%	200
Membership Cards	-	-	585	585	0.00%	165
Special Assmnts- Tax Collector	3,458,046	3,458,046	3,479,247	21,201	100.61%	-
Decal headlamp/windshield	-	-	10,872	10,872	0.00%	1,590
Other Miscellaneous Revenues	-	-	427,880	427,880	0.00%	1,100
Insurance Reimbursements	-	-	11,293	11,293	0.00%	-
TOTAL REVENUES	**3,458,046**	**3,458,046**	**4,055,029**	**596,983**	**117.26%**	**12,491**
EXPENDITURES						
Administration						
ProfServ-Arbitrage Rebate	1,800	1,800	1,200	600	66.67%	-
ProfServ-Dissemination Agent	1,800	-	-	-	0.00%	-
ProfServ-Engineering	91,491	83,867	87,582	(3,715)	95.73%	11,673
ProfServ-Mgmt Consulting	77,596	71,130	71,130	-	91.67%	6,466
ProfServ-Property Appraiser	2,222	2,222	2,222	-	100.00%	-
ProfServ-Trustee Fees	9,756	9,756	5,000	4,756	51.25%	-
Attorney Fees	52,749	48,353	71,948	(23,595)	136.40%	7,175
ProfServ-Web Site Maintenance	5,000	4,583	2,917	1,666	58.34%	-
Auditing Services	4,400	4,400	4,500	(100)	102.27%	-
Onsite Maintenance	135,142	123,880	41,080	82,800	30.40%	20,432
Onsite Property Manager	170,609	156,392	346,960	(190,568)	203.37%	45,183
Attendant	118,487	108,613	-	108,613	0.00%	-
Security	433,763	397,616	435,566	(37,950)	100.42%	42,769
Postage and Freight	246	226	430	(204)	174.80%	-
Rentals & Leases	2,400	2,200	-	2,200	0.00%	-
Insurance - Property	49,525	49,525	49,525	-	100.00%	-
Insurance	8,772	8,772	9,447	(675)	107.69%	-
Legal Advertising	475	435	3,069	(2,634)	646.11%	173
Other Current Charges	3,681	3,374	6,415	(3,041)	174.27%	1,357
Dues, Licenses, Subscriptions	2,835	2,599	6,323	(3,724)	223.03%	137
Total Administration	1,172,749	1,079,743	1,145,314	(65,571)	97.66%	135,365
Maintenance: Gate/Fence						
R&M-Fence	48,745	44,683	13,525	31,158	27.75%	-
R&M-Gate	40,109	36,767	60,172	(23,405)	150.02%	5,795
R&M-Access&Surveillance Systems	2,212	2,028	21,387	(19,359)	966.86%	301

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-26 ACTUAL
Gate Transponders	914	838	-	838	0.00%	-
Misc-Contingency	30,000	27,500	-	27,500	0.00%	-
Total Maintenance: Gate/Fence	121,980	111,816	95,084	16,732	77.95%	6,096
Maintenance: Lakes						
R&M-Pump Station	13,703	12,561	27,523	(14,962)	200.85%	815
Lake & Wetlands Maintenance	114,562	105,015	80,758	24,257	70.49%	13,229
Pest Control-Midge Lake Banks	30,542	27,997	30,512	(2,515)	99.90%	2,774
Mitigation Maintenance	12,800	11,733	-	11,733	0.00%	-
Mitigation Reporting	1,500	1,375	-	1,375	0.00%	-
Misc-Contingency	32,547	29,836	5	29,831	0.02%	5
Total Maintenance: Lakes	205,654	188,517	138,798	49,719	67.49%	16,823
Maintenance: Landscape/Hardscape						
R&M-Mulch	51,567	47,270	-	47,270	0.00%	-
R&M-Pest Control	133,443	122,323	146,000	(23,677)	109.41%	15,640
R&M-Trees and Trimming	12,983	11,908	14,668	(2,760)	112.98%	3,684
Royal Palm Treatment	2,428	2,226	-	2,226	0.00%	-
R&M-Pressure Washing	37,300	34,192	66,413	(32,221)	178.05%	5,900
Rust Control	20,917	19,174	16,197	2,977	77.43%	1,472
Landscape Maintenance	803,603	736,636	480,289	256,347	59.77%	57,995
Landscape Replacement	178,750	163,854	52,601	111,253	29.43%	27,088
Landscape Replacement-Annuals	11,146	10,217	-	10,217	0.00%	-
Irrigation Maintenance	87,145	79,883	65,192	14,691	74.81%	-
Irrigation Repairs & Replacement	94,921	87,011	109,168	(22,157)	115.01%	10,563
Total Maintenance: Landscape/Hardscape	1,434,203	1,314,694	950,528	364,166	66.28%	122,342
Maintenance: Pool						
R&M-Pools	29,993	27,494	20,601	6,893	68.69%	3,322
Pool Furniture	1,275	1,169	60	1,109	4.71%	60
Pool Permits	600	600	-	600	0.00%	-
Total Maintenance: Pool	31,868	29,263	20,661	8,602	64.83%	3,382
Maintenance: Other						
Gym Equipment Maintenance	3,338	3,060	9,493	(6,433)	284.39%	1,092
R&M-General	69,934	64,106	1,003,847	(939,741)	1435.42%	42,028
Janitorial Maintenance	70,033	64,197	173	64,024	0.25%	-
R&M - Water Feature	6,268	5,746	3,339	2,407	53.27%	589
IT Maintenance	2,473	2,267	1,575	692	63.69%	525
A/C Maintenance	5,476	5,020	2,852	2,168	52.08%	-
Total Maintenance: Other	157,522	144,396	1,021,279	(876,883)	648.34%	44,234

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-26 ACTUAL
Utilities						
Communication - Telephone	22,483	20,609	31,066	(10,457)	138.18%	3,001
Electricity - Entrance	15,380	14,098	8,508	5,590	55.32%	818
Electricity - Pump Station	58,692	53,801	52,745	1,056	89.87%	4,756
Electricity - Streetlights	133,832	122,679	132,607	(9,928)	99.08%	12,104
Utility - Water	5,309	4,867	8,164	(3,297)	153.78%	1,428
Utility - Refuse Removal	9,331	8,553	8,677	(124)	92.99%	800
Electric - Monuments	367	336	329	7	89.65%	-
Electricity	21,361	19,581	23,182	(3,601)	108.52%	2,277
Total Utilities	266,755	244,524	265,278	(20,754)	99.45%	25,184
Other Expenses						
Fire Alarm Monitoring	1,879	1,879	3,260	(1,381)	173.50%	-
Contracts-Fire Exting. Insp.	615	615	623	(8)	101.30%	-
Lease - Copier	4,279	3,922	2,614	1,308	61.09%	424
Golf Cart	1,257	1,152	7,023	(5,871)	558.71%	1,125
Backflow Assembly Testing	162	162	-	162	0.00%	-
Gym Wipes	3,713	3,404	3,446	(42)	92.81%	282
Misc-Holiday Lighting	20,141	20,141	-	20,141	0.00%	-
Special Events	1,283	1,176	-	1,176	0.00%	-
Misc-Licenses & Permits	793	793	-	793	0.00%	-
Entry System-Key Fob	5,750	5,271	27,077	(21,806)	470.90%	2,622
Office Supplies	13,058	11,970	6,844	5,126	52.41%	1,410
Op Supplies - Clubhouse	498	457	281	176	56.43%	-
Food and Beverage	563	516	331	185	58.79%	47
Cleaning Supplies	9,881	9,058	7,206	1,852	72.93%	851
Water Cooler	1,459	1,337	2,051	(714)	140.58%	362
Electrical Supplies	1,361	1,248	-	1,248	0.00%	-
Reserve - Equipment	623	-	-	-	0.00%	-
Total Other Expenses	67,315	63,101	60,756	2,345	90.26%	7,123
TOTAL EXPENDITURES	**3,458,046**	**3,176,054**	**3,697,698**	**(521,644)**	**106.93%**	**360,549**
Excess (deficiency) of revenues Over (under) expenditures	-	281,992	357,331	75,339	0.00%	(348,058)
Net change in fund balance	$ -	$ 281,992	$ 357,331	$ 75,339	0.00%	$ (348,058)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**3,375,316**	**3,375,316**	**3,375,316**			
FUND BALANCE, ENDING	**$ 3,375,316**	**$ 3,657,308**	**$ 3,732,647**			

Monterra
Community Development District

Supporting Schedules

August 31, 2026

Cash and Investment Report
August 31, 2026

Investment Type	Bank Name	Maturity	Yield	Balance
General Fund				
Checking Account - Operating #6534	Truist	N/A	1.40%	$ 8,856
Checking Account - Operating #2407	Bank United	N/A	0.00%	269,640
			Subtotal Checking	278,496
Money Market #4674	Bank United	N/A	3.40%	2,348,315
SBA Excess Funds #2511	Florida Prime	N/A	3.81%	423,668
SBA Capital Reserve #2400	Florida Prime	N/A	3.81%	443,945
			Subtotal SBA	3,215,928
			GF Subtotal	3,494,424
Investment Type				
Debit Service				
Fund 202				
2015 Series Interest account #5102S	Wells Fargo	N/A	0.06%	17
2015 Series Principal account #5101S	Wells Fargo	N/A	0.06%	70
2015 Series Redemption account #5105S	Wells Fargo	N/A	0.06%	27,477
2015 Series Reserve fund #5104S	Wells Fargo	N/A	0.06%	256,785
2015 Series Revenue account #5100S	Wells Fargo	N/A	0.06%	427,390
			Total Fund 202	711,739
			Grand Total	**$ 4,206,163**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	YTD Total
Total Revenues	**14,676**	**571,402**	**2,560,610**	**85,686**	**86,317**	**76,316**	**132,264**	**38,463**	**16,367**	**460,434**	**12,491**	**4,055,026**
Expenditures												
Administrative	71,412	28,092	8,869	11,013	14,106	19,065	6,768	25,144	6,330	39,264	20,515	250,578
Property management and security	71,713	42,415	91,931	47,085	108,426	71,544	105,443	66,848	75,759	98,722	114,850	894,736
Maintenance: Gate/Fence	4,187	8,998	4,381	6,275	9,912	18,475	13,230	477	12,959	10,093	6,096	95,084
Maintenance: Lakes	43,772	(18,343)	4,369	8,970	8,970	14,770	26,470	9,183	11,753	12,060	16,823	138,798
Maintenance: Landscape/Hardscape	78,182	67,810	139,791	69,933	74,405	72,063	67,863	60,302	104,885	92,950	122,342	950,528
Maintenance: Pool	1,566	1,750	1,540	2,305	1,847	1,568	1,562	1,690	1,540	1,911	3,382	20,661
Maintenance: Other	27,983	33,185	4,107	15,636	48,906	32,750	56,988	509,167	20,312	228,011	44,234	1,021,279
Utilities	19,946	26,535	23,001	24,299	24,354	24,440	23,375	22,570	26,223	25,350	25,184	265,278
Other Expenses	37	4,962	3,906	2,336	4,389	4,856	9,311	5,695	2,960	15,180	7,123	60,756
Total Expenditures	**318,798**	**195,404**	**281,895**	**187,852**	**295,315**	**259,531**	**311,010**	**701,076**	**262,721**	**523,541**	**360,549**	**3,697,698**
Excess (deficiency) of revenues Over (under) expenditures	**(304,122)**	**375,998**	**2,278,715**	**(102,166)**	**(208,998)**	**(183,215)**	**(178,746)**	**(662,613)**	**(246,354)**	**(63,107)**	**(348,058)**	**357,328**

MONTERRA
Community Development District

Payment Register by Bank Account
For the Period from 08/01/26 to 08/31/26
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
BANKUNITED, N.A. - (ACCT#XXXXX2407)							
ACH #100838							
08/10/26	Vendor	FedEx	9-388-01755	FedEx expenses	FEDEX CHARGES	001-541006-51302	$94.52
						ACH Total	*$94.52*
ACH #100839							
08/10/26	Vendor	Total Entry Control	47015	Liftmaster Monthly My-Q	Aug 26 My-Q subscription	001-549903-53980	$90.00
						ACH Total	*$90.00*
ACH #100840							
08/10/26	Vendor	KENT SECURITY OF PALM BEACH, INC.	65405	July 26 Maint & Porter Svs	MONTHLY BILLING - Maint & Porter Jul26	001-534200-51320	$10,208.00
08/10/26	Vendor	KENT SECURITY OF PALM BEACH, INC.	20042163	July 26 Security Services	MONTHLY BILLING - July 26	001-534203-51320	$46,372.12
						ACH Total	*$56,580.12*
ACH #100841							
08/10/26	Vendor	RUST TECH SERVICES, INC.	111326	Rust Control Aug 26	AUGUST 2026	001-546193-53960	$972.41
						ACH Total	*$972.41*
ACH #100842							
08/10/26	Vendor	MILLER, LEGG & ASSOCIATES, INC	06MLA00168.2025-344	Eng Svs March 26	FPL Photometric March 26	001-531013-51302	$4,218.00
08/10/26	Vendor	MILLER, LEGG & ASSOCIATES, INC	06MLA00168.2025-345	Pickleball July 26	FOR PROFESSIONAL SERVICES: July 26	001-531013-51302	$4,600.00
08/10/26	Vendor	MILLER, LEGG & ASSOCIATES, INC	06MLA00168.2025-347	Eng Svs July 26	FOR PROFESSIONAL SERVICES: July 26	001-531013-51302	$2,370.00
08/10/26	Vendor	MILLER, LEGG & ASSOCIATES, INC	06MLA00168.2025-348	LaCosta Playground July 26	La Costa Playground July 26	001-531013-51302	$485.00
08/10/26	Vendor	MILLER, LEGG & ASSOCIATES, INC	06MLA00168.2025-346	Engineering ServicesJuly 26	FOR PROFESSIONAL SERVICES: July 26	001-531013-51302	$720.00
						ACH Total	*$12,393.00*
ACH #100843							
08/10/26	Vendor	SPECIALIZED INTEGRATED SOLUTIONS, INC	R7829	Aug 26 long range monitoring	FIRE ALARM Aug 26	001-546001-53970	$39.95
						ACH Total	*$39.95*
ACH #100858							
08/18/26	Vendor	M&M ASPHALT MAINTENANCE INC	PAY APP 4	Pay App 4 Road Resurfacing	R&M-General	001-546001-53970	$121,915.06
						ACH Total	*$121,915.06*
ACH #100859							
08/12/26	Vendor	BILLING COCHRAN, P.A.	199963	July 26 Legal Services	ATTORNEY SERVICES - JULY	001-531058-51302	$7,175.00
						ACH Total	*$7,175.00*
ACH #100860							
08/12/26	Vendor	M&M ASPHALT MAINTENANCE INC	5 REVISED	Road Resurfacing pay app 5 - final payment	Pay App 5 revised	001-546001-53970	$37,470.71
						ACH Total	*$37,470.71*
ACH #100861							
08/12/26	Vendor	Total Entry Control	47057	200 Security ID Cards	Security ID Cards	001-549903-53980	$1,570.00
08/12/26	Vendor	Total Entry Control	47049	Diagnostic - VDS	Diagnostic Vista Del Sol swing gate	001-546034-53950	$190.00
						ACH Total	*$1,760.00*

MONTERRA
Community Development District

Payment Register by Bank Account

For the Period from 08/01/26 to 08/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #100862							
08/12/26	Vendor	AMAZON CAPITAL SERVICES	1X1V-Q4RG-YFDX	Candy and Paint Supplies	Paint	001-546001-53970	$86.79
08/12/26	Vendor	AMAZON CAPITAL SERVICES	1X1V-Q4RG-YFDX	Candy and Paint Supplies	Bottled Water & Candy	001-552076-53980	$46.66
						ACH Total	*$133.45*
ACH #100863							
08/12/26	Vendor	ALL WATER	1802-759	Final Payment - Aerators Estada	Final Payment - Aerators for Estada	001-546366-53955	$7,522.25
08/12/26	Vendor	ALL WATER	1802-977 A	AUGUST 26 POND MGMT	AUGUST 2026 POND MGMT	001-546366-53955	$5,594.68
08/12/26	Vendor	ALL WATER	1802-977 A	AUGUST 26 POND MGMT	AUGUST 2026 FUEL SURCHARGE	001-549900-53955	$111.89
						ACH Total	*$13,228.82*
ACH #100864							
08/17/26	Vendor	AT&I	46648491	Camera and Reader maintenance supplies	R&M-Gate	001-546034-53950	$159.00
						ACH Total	*$159.00*
ACH #100865							
08/17/26	Vendor	AMAZON CAPITAL SERVICES	1N3L-F3DL-XLTW	Maintenance Supplies	R&M-General	001-546001-53970	$96.36
08/17/26	Vendor	AMAZON CAPITAL SERVICES	1J3P-HCGN-LRQ1	replacement computer for front desk	Desktop computer for front desk	001-551002-53980	$459.09
						ACH Total	*$555.45*
ACH #100866							
08/17/26	Vendor	Southern Plant and Pest Services	08112026MONTRAT	Rodent Control - 192 contract blocks	Rodent Control Aug 26	001-546070-53960	$642.00
08/17/26	Vendor	Southern Plant and Pest Services	08112026MONTRAT	Rodent Control - 192 contract blocks	FUEL SURCHARGE	001-549900-53955	$22.47
						ACH Total	*$664.47*
ACH #100867							
08/17/26	Vendor	ALL AMERICAN FITNESS REPAIR	16830	Aug 26 Monthly Preventative Maintenance	Gym Equipment Maintenance	001-534159-53970	$175.00
						ACH Total	*$175.00*
ACH #100868							
08/17/26	Vendor	TECHPRO SECURITY PRODUCTS, LLC	INV-17053	Service Call - Sheridan Cameras	Service Call - Sheridan	001-546349-53950	$300.60
						ACH Total	*$300.60*
ACH #100869							
08/17/26	Vendor	COASTAL WASTE & RECYCLING INC	WW0001783936	Refuse Removal Aug 26	Utility - Refuse Removal	001-543020-53975	$800.46
						ACH Total	*$800.46*
ACH #100870							
08/18/26	Vendor	JUNIPER LANDSCAPING OF FLORIDA, LLC	412134	Root Removal	Landscape Maintenance	001-546300-53960	$479.97
08/18/26	Vendor	JUNIPER LANDSCAPING OF FLORIDA, LLC	412133	Tree Removal - dog park	Tree removal	001-546338-53960	$714.16
						ACH Total	*$1,194.13*
ACH #100871							
08/18/26	Vendor	ODP BUSINESS SOLUTIONS, LLC	476398991001	Raincoat for Maintenance Staff	Raincoat for Staff	001-534200-51320	$16.39
08/18/26	Vendor	ODP BUSINESS SOLUTIONS, LLC	477913574001	MS 365 Office License	MS Office License	001-554020-51302	$136.59
08/18/26	Vendor	ODP BUSINESS SOLUTIONS, LLC	476388104001	Office Supplies	Office Supplies	001-551002-53980	$63.85
08/18/26	Vendor	ODP BUSINESS SOLUTIONS, LLC	476398983001	Cleaning Supplies	Cleaning/Janitorial supplies	001-552077-53980	$203.72
						ACH Total	*$420.55*

MONTERRA
Community Development District

Payment Register by Bank Account

For the Period from 08/01/26 to 08/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #100872							
08/18/26	Vendor	AMAZON CAPITAL SERVICES	1WJK-YPHJ-LP6R	OFFICE SUPPLIES	Office Supplies	001-551002-53980	$31.28
08/18/26	Vendor	AMAZON CAPITAL SERVICES	14WH-4WCL-Q3HD	HDMI adapter & gate remotes	gate remotes	001-549903-53980	$72.47
						ACH Total	*$103.75*
ACH #100873							
08/21/26	Vendor	Southern Plant and Pest Services	08162026MONTMOSQ	Mosquito control - various areas	R&M-Pest Control	001-546070-53960	$991.00
08/21/26	Vendor	Southern Plant and Pest Services	08162026MONTMOSQ	Mosquito control - various areas	FUEL SURCHARGE	001-549900-53955	$46.94
						ACH Total	*$1,037.94*
ACH #100874							
08/21/26	Vendor	ULTIMATE WATER LLC	PR-104341	water cooler cups	Water Cooler	001-552093-53980	$269.85
08/21/26	Vendor	ULTIMATE WATER LLC	PR-104341	water cooler cups	FUEL SURCHARGE	001-549900-53955	$4.95
						ACH Total	*$274.80*
ACH #100875							
08/21/26	Vendor	KW PROPERTY MANAGEMENT & CONSUL LLC	081726-8522	Final KW Invoice - May'26	KW Final billing with staff credit	001-534201-51320	$21,562.03
						ACH Total	*$21,562.03*
ACH #100876							
08/21/26	Vendor	SUN SENTINEL	SFA111156	Legal Notice	Legal Advertising	001-548002-51302	$173.26
						ACH Total	*$173.26*
ACH #100877							
08/24/26	Vendor	AMAZON CAPITAL SERVICES	1WN1-J1M4-M9TM	hand sanitizer	office supplies	001-551002-53980	$128.82
08/24/26	Vendor	AMAZON CAPITAL SERVICES	1K3J-QWV4-PR9D	Maintenance supplies - paint	maintenance supplies	001-546001-53970	$151.86
						ACH Total	*$280.68*
ACH #100878							
08/24/26	Vendor	CREATIVE NORTH, INC.	MCDD07917	irrigation repairs - La Costa	Irrigation Repairs & Replacement	001-546932-53960	$921.63
08/24/26	Vendor	CREATIVE NORTH, INC.	MCDD07979	Irrigation repairs	Valve Replacement - Corta Bella	001-546932-53960	$1,007.53
						ACH Total	*$1,929.16*
ACH #100879							
08/24/26	Vendor	JUNIPER LANDSCAPING OF FLORIDA, LLC	412881	Tree removal- Corta Bella	Tree removal - Corta Bella	001-546338-53960	$1,377.97
08/24/26	Vendor	JUNIPER LANDSCAPING OF FLORIDA, LLC	412880	Monterra Blvd landscaping replacements	Monterra Blvd landscape replacements	001-546338-53960	$1,350.83
						ACH Total	*$2,728.80*
ACH #100880							
08/24/26	Vendor	HOOVER PUMP	199625	install and program VFD system	install / program new VFD for pump system	001-546075-53955	$213.00
						ACH Total	*$213.00*
ACH #100881							
08/25/26	Vendor	ULTIMATE WATER LLC	139999246	water cooler July 26	WATER COOLER	001-552093-53980	$99.90
08/25/26	Vendor	ULTIMATE WATER LLC	140001370	water cooler Sept 26	WATER COOLER	001-552093-53980	$99.90
08/25/26	Vendor	ULTIMATE WATER LLC	140000319	water cooler Aug 26	WATER COOLER	001-552093-53980	$99.90
						ACH Total	*$299.70*

MONTERRA
Community Development District

Payment Register by Bank Account
For the Period from 08/01/26 to 08/31/26
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #100882							
08/25/26	Vendor	Total Entry Control	46945	Pine Island Pedestrian gate repair	Pine Island pedestrian gate repairs	001-546034-53950	$874.35
						ACH Total	*$874.35*
ACH #100883							
08/25/26	Vendor	ODP BUSINESS SOLUTIONS, LLC	479568033001	Janitorial Supplies	Janitorial Supplies	001-552077-53980	$76.87
08/25/26	Vendor	ODP BUSINESS SOLUTIONS, LLC	479566593001	Janitorial Supplies	Janitorial Supplies	001-552077-53980	$25.16
						ACH Total	*$102.03*
ACH #100884							
08/25/26	Vendor	AT&I	47021151	PDK Cloud Aug 26	PDK CLOUD SVC 8/1-831/26	001-546034-53950	$199.80
08/25/26	Vendor	AT&I	47021329	gate monthly maintenance aug 26	GATE PREVENTIVE MAINT -Aug 26	001-546034-53950	$340.00
						ACH Total	*$539.80*
ACH #100885							
08/25/26	Vendor	AMAZON CAPITAL SERVICES	1CL4-4RP1-W746	hand sanitizer	Office Supplies	001-551002-53980	$45.68
08/25/26	Vendor	AMAZON CAPITAL SERVICES	196K-6MKH-C7CM	replacement computer front desk	replacement computer at front desk	001-549901-51302	$1,151.07
08/25/26	Vendor	AMAZON CAPITAL SERVICES	164T-J7JR-3DF6	Pool furniture umbrella	Pool Furniture	001-546962-53965	$59.98
08/25/26	Vendor	AMAZON CAPITAL SERVICES	13VY-JLW6-XPQX	Janitorial Supplies	Cleaning Supplies	001-552077-53980	$139.42
						ACH Total	*$1,396.15*
CHECK # 1244							
08/21/26	Vendor	MONTERRA CDD/C/O WELLS FARGO	081226 - 2015 SERIES	Assessment trsfr - Series 2015	ASSEMENT TRANSFER	131000	$16,387.50
						Check Total	*$16,387.50*
ACH #300272							
08/03/26	Vendor	FPL	072026-9099-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$5.03
08/03/26	Vendor	FPL	072026-9099-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$15.10
08/03/26	Vendor	FPL	072026-9099-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$13.42
						ACH Total	*$33.55*
ACH #300273							
08/03/26	Vendor	FPL	072026-2185-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$84.88
08/03/26	Vendor	FPL	072026-2185-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$254.64
08/03/26	Vendor	FPL	072026-2185-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$226.34
						ACH Total	*$565.86*
ACH #300274							
08/03/26	Vendor	FPL	072026-2184-ACH	SVC PRD 06/18-07/20/2026	Electricity - Streetlights	001-543013-53975	$93.29
08/03/26	Vendor	FPL	072026-2184-ACH	SVC PRD 06/18-07/20/2026	Electricity - Streetlights	001-543013-53975	$279.87
08/03/26	Vendor	FPL	072026-2184-ACH	SVC PRD 06/18-07/20/2026	Electricity - Streetlights	001-543013-53975	$248.78
						ACH Total	*$621.94*
ACH #300275							
08/03/26	Vendor	FPL	072026-3162-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$10.73
08/03/26	Vendor	FPL	072026-3162-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$32.17
08/03/26	Vendor	FPL	072026-3162-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$28.60
						ACH Total	*$71.50*

Payment Register by Bank Account

For the Period from 08/01/26 to 08/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #300276							
08/03/26	Vendor	FPL	072026-9337-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$22.11
08/03/26	Vendor	FPL	072026-9337-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$66.33
08/03/26	Vendor	FPL	072026-9337-ACH	SVC PRD 06/18-07/20/2026	Electricity - Pump Station	001-543012-53975	$58.95
						ACH Total	*$147.39*
ACH #300277							
08/03/26	Vendor	FPL	072026-8562-ACH	SVC PRD 06/18-07/20/2026	Electricity	001-543075-53975	$1,091.87
						ACH Total	*$1,091.87*
ACH #300278							
08/03/26	Vendor	FPL	072026-0409-ACH	SVC PRD 06/18-07/20/2026	Electricity	001-543075-53975	$1,421.63
						ACH Total	*$1,421.63*
ACH #300279							
08/04/26	Vendor	TINLOF TECHNOLOGIES, INC.	AR16669	Copier Lease - Jul'26	LEASE COPIER	001-544008-53980	$162.63
						ACH Total	*$162.63*
ACH #300280							
08/01/26	Vendor	COMCAST	070126-9407-ACH	SVC PRD 07/01-07/31/2026	Communication - Telephone	001-541003-53975	$1,044.82
						ACH Total	*$1,044.82*
ACH #300281							
08/12/26	Vendor	COMCAST	072126-0131-ACH	SVC PRD 07/30-08/29/2025	Communication - Telephone	001-541003-53975	$312.85
						ACH Total	*$312.85*
ACH #300282							
08/13/26	Vendor	City of Cooper City	081126-1782-ACH	water and sewer 7/10-8/10/26	WATER AND SEWER	001-543018-53975	$68.51
						ACH Total	*$68.51*
ACH #300283							
08/13/26	Vendor	City of Cooper City	081126-1457-ACH	Water and Sewer 7/10-8/8/26	WATER & SEWER	001-543018-53975	$649.80
						ACH Total	*$649.80*
ACH #300284							
08/17/26	Vendor	COMCAST	072626-4432-ACH	SVC PRD 08/06-09/05/2026	Communication - Telephone	001-541003-53975	$312.85
						ACH Total	*$312.85*
ACH #300285							
08/18/26	Vendor	COMCAST	072726-6762-ACH	SVC PRD 08/01-08/31/2026	Communication - Telephone	001-541003-53975	$823.00
						ACH Total	*$823.00*
ACH #300286							
08/18/26	Vendor	COMCAST	072726-4707-ACH	SVC PRD 08/01-08/31/2026	Communication - Telephone	001-541003-53975	$354.65
						ACH Total	*$354.65*
ACH #300287							
08/18/26	Vendor	COMCAST	072726-6934-ACH	SVC PRD 08/01-08/31/2026	Communication - Telephone	001-541003-53975	$364.90
						ACH Total	*$364.90*

MONTERRA
Community Development District

Payment Register by Bank Account

For the Period from 08/01/26 to 08/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #300288							
08/03/26	Vendor	COMCAST	080326-9407-ACH	SVC PRD 08/01-08/31/2026	Communication - Telephone	001-541003-53975	$525.63
						ACH Total	*$525.63*
ACH #300289							
08/31/26	Vendor	FPL	081926-4240-ACH	SVC PRD 07/20-08/19/2026	SVC PRD 07/20-08/30/2026	001-543008-53975	$42.19
						ACH Total	*$42.19*
ACH #300290							
08/31/26	Vendor	FPL	081926-0517-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$39.36
						ACH Total	*$39.36*
ACH #300291							
08/31/26	Vendor	FPL	081926-1296-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$133.67
08/31/26	Vendor	FPL	081926-1296-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$401.01
08/31/26	Vendor	FPL	081926-1296-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$356.45
						ACH Total	*$891.13*
ACH #300292							
08/31/26	Vendor	FPL	081926-0409-ACH	SVC PRD 07/20-08/19/2026	Electricity	001-543075-53975	$1,251.51
						ACH Total	*$1,251.51*
ACH #300293							
08/31/26	Vendor	FPL	081926-1383-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$334.44
08/31/26	Vendor	FPL	081926-1383-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$1,003.33
08/31/26	Vendor	FPL	081926-1383-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$891.86
						ACH Total	*$2,229.63*
ACH #300294							
08/31/26	Vendor	FPL	081926-0117-ACH	SVC PRD 07/20-08/19/2026	Electricity - Entrance	001-543008-53975	$103.59
						ACH Total	*$103.59*
ACH #300295							
08/31/26	Vendor	FPL	081926-4065-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$107.99
08/31/26	Vendor	FPL	081926-4065-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$323.95
08/31/26	Vendor	FPL	081926-4065-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$287.96
						ACH Total	*$719.90*
ACH #300296							
08/31/26	Vendor	FPL	081926-5243-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$110.87
08/31/26	Vendor	FPL	081926-5243-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$332.60
08/31/26	Vendor	FPL	081926-5243-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$295.64
						ACH Total	*$739.11*
ACH #300297							
08/31/26	Vendor	FPL	081926-0128-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$206.92
08/31/26	Vendor	FPL	081926-0128-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$620.76
08/31/26	Vendor	FPL	081926-0128-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$551.78
						ACH Total	*$1,379.46*

MONTERRA
Community Development District

Payment Register by Bank Account

For the Period from 08/01/26 to 08/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #300298							
08/31/26	Vendor	FPL	081926-6481-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$5.11
08/31/26	Vendor	FPL	081926-6481-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$15.31
08/31/26	Vendor	FPL	081926-6481-ACH	SVC PRD 07/20-08/19/2026	SVC PRD 7/20-8/19/26	001-543013-53975	$13.61
						ACH Total	*$34.03*
ACH #300299							
08/31/26	Vendor	FPL	081926-8562-ACH	SVC PRD 07/20-08/19/2026	Electricity	001-543075-53975	$1,025.21
						ACH Total	*$1,025.21*
ACH #300300							
08/31/26	Vendor	FPL	081926-4089-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$153.04
08/31/26	Vendor	FPL	081926-4089-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$459.13
08/31/26	Vendor	FPL	081926-4089-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$408.11
						ACH Total	*$1,020.28*
ACH #300301							
08/31/26	Vendor	FPL	081926-5082-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$180.29
08/31/26	Vendor	FPL	081926-5082-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$540.88
08/31/26	Vendor	FPL	081926-5082-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$480.78
						ACH Total	*$1,201.95*
ACH #300302							
08/31/26	Vendor	FPL	081926-3162-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$10.13
08/31/26	Vendor	FPL	081926-3162-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$30.37
08/31/26	Vendor	FPL	081926-3162-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$27.00
						ACH Total	*$67.50*
ACH #300303							
08/31/26	Vendor	FPL	081926-9099-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$5.02
08/31/26	Vendor	FPL	081926-9099-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$15.07
08/31/26	Vendor	FPL	081926-9099-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$13.39
						ACH Total	*$33.48*
ACH #300304							
08/31/26	Vendor	FPL	081926-7017-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$227.94
08/31/26	Vendor	FPL	081926-7017-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$683.84
08/31/26	Vendor	FPL	081926-7017-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$607.85
						ACH Total	*$1,519.63*
ACH #300305							
08/31/26	Vendor	FPL	081926-8173-ACH	SVC PRD 07/20-08/19/2026	Electricity - Entrance	001-543008-53975	$671.75
						ACH Total	*$671.75*

MONTERRA
Community Development District

Payment Register by Bank Account

For the Period from 08/01/26 to 08/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #300306							
08/31/26	Vendor	FPL	081926-8272-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$442.03
08/31/26	Vendor	FPL	081926-8272-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$1,326.07
08/31/26	Vendor	FPL	081926-8272-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$1,178.74
						ACH Total	*$2,946.84*
ACH #300307							
08/31/26	Vendor	FPL	081926-3545-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$239.00
08/31/26	Vendor	FPL	081926-3545-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$716.99
08/31/26	Vendor	FPL	081926-3545-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$637.33
						ACH Total	*$1,593.32*
ACH #300308							
08/31/26	Vendor	FPL	081926-2263-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$55.80
08/31/26	Vendor	FPL	081926-2263-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$167.40
08/31/26	Vendor	FPL	081926-2263-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$148.80
						ACH Total	*$372.00*
ACH #300309							
08/31/26	Vendor	FPL	081926-9337-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$20.77
08/31/26	Vendor	FPL	081926-9337-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$62.31
08/31/26	Vendor	FPL	081926-9337-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$55.38
						ACH Total	*$138.46*
ACH #300310							
08/31/26	Vendor	FPL	081926-2185-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$72.35
08/31/26	Vendor	FPL	081926-2185-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$217.05
08/31/26	Vendor	FPL	081926-2185-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$192.93
						ACH Total	*$482.33*
ACH #300311							
08/31/26	Vendor	FPL	081926-9080-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$124.54
08/31/26	Vendor	FPL	081926-9080-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$373.61
08/31/26	Vendor	FPL	081926-9080-ACH	SVC PRD 07/20-08/19/2026	Electricity - Pump Station	001-543012-53975	$332.10
						ACH Total	*$830.25*
ACH #300312							
08/31/26	Vendor	City of Cooper City	081226-1457-ACH	SVC PRD 07/10-08/08/2026	Utility - Water	001-543018-53975	$649.80
						ACH Total	*$649.80*
ACH #300313							
08/31/26	Vendor	City of Cooper City	081226-1456-ACH	SVC PRD 07/10-08/10/2026	Utility - Water	001-543018-53975	$60.21
						ACH Total	*$60.21*

MONTERRA
Community Development District

Payment Register by Bank Account
For the Period from 08/01/26 to 08/31/26
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #300314							
08/19/26	Vendor	FPL	081926-2184-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$93.29
08/19/26	Vendor	FPL	081926-2184-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$279.87
08/19/26	Vendor	FPL	081926-2184-ACH	SVC PRD 07/20-08/19/2026	Electricity - Streetlights	001-543013-53975	$248.78
						ACH Total	*$621.94*
						Account Total	**$333,263.89**
TRUIST BANK - (ACCT#XXXXX6534)							
ACH #DD423							
08/31/26	Vendor	TRUIST BANK	071126-8002	comcast mobile expenses 844-963-0206	JULY EXPENSES 2026	001-541003-53975	$361.32
						ACH Total	*$361.32*
						Account Total	**$361.32**
						Total Amount Paid	**$333,625.21**

Monterra CDD

Cash Flow Projection

8/31/2026

	Balances	Interest Rate
Operating Account - Bank United	269,640	0.00%
MM Account - Bank United	2,348,315	3.40%
SBA - Florida Prime #2511	423,668	3.81%
SBA - Florida Prime #2400	443,945	3.81%
Public Special MRC - Truist	8,856	1.40%
Less: Current Outstanding AP	(157,902)	
Estimated Cash Available Today	3,336,521	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	3,336,521	
Projections:		
Monthly Average Spend - (11 Months Oct-Aug)	*336,154*	
Total Monthly Average Spend	336,154	
Average Spend to YE - (1 month Sep)	336,154	
Expected Cash Flow at YE (9/30/26)	**3,000,367**	
Average Spend 1st QTR FY27 - (2 mos avg spend)	672,309	
Expected Need through 1st QTR FY27	**2,328,058**	

**tax roll revenue for the new FY is received in December*

MONTERRA
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 31, 2026

- **Current Cash Balances:**
  - Bank United Operating: $269,640
  - Bank United MMA: $2,348,315
  - SBA – Florida Prime: $867,613
  - Truist: $8,856
- **Assessment collections:**
  - We are 105% collected (due to interest in late payments) on the tax roll with a total outstanding of $0 and the GF total revenue is 117% of adopted budget.
- **Audit – FY 2025:**
  - The audit has been completed with no findings.
- **Expenses:**
  - Current expenses make up 107% of the annual budget through the end of August 2026. The district will need a budget amendment for FY26.
  - Total expenses for the first 11 months are approximately $3,697,698. This puts your average monthly burn rate of approximately $336,154 per month.

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Monterra CDD
Engineering Status Report

Project No. 26079.01
September 29, 2026

The following areas were of concern within the Monterra CDD that Engenuity Group, Inc (EGI) was tasked to work on during the month of September following the board meeting of Sept 2, 2026.

Current Project Status

Pine Island Median Improvements

EGI met with the project team to determine appropriate timeline to submit all documents for the construction permit on September 18, 2026. Based on this meeting it was determined that Juniper would be responsible in providing all correspondence

On September 22,2026 EGI spoke with contractor Juniper, Broward County and District Manager via phone. All documents except the check for surety of $25,000 was submitted to the County. The check will either be submitted end of day or tomorrow morning. In addition, EGI provided a project timeline to the district chairperson in preparation for the board meeting for Cooper city.

As of September 25, 2026 the team received an email correspondence from Alric Malcolm, Staff Engineer in Broward County Highway Construction and Engineering Division and he stated that the security is in place and permitting process has begun. On September 28, 2026 Brinda Weaver-Ingram from Broward County provided an email correspondence stating that the permitting process can take up to fourteen (14) business days. Also, the pre-construction meeting and the MOT process cannot begin until the final permit is issued.

Additionally, EGI had a phone conversation with Juniper on September 28, 2026 and Ronald Correa mentioned that he will not be able to work on the MOT because FPL has already had an MOT in place for the corridor and they need to close out first before our MOT process can

commence. EGI was also task with securing an electrician to work on the irrigation system power supply. A meeting is tentatively scheduled with the electrician, the district engineer and Adelson for September 29, 2026 at 2pm.

Site Visits/Observation

Drainage Issues/Concerns

During the past few weeks there has been reported heavy rainfall within the district that has brought to our attention grave concern of flooding within the area. Based on the NOAA the monthly rainfall for September of 9.21 inches was observed in Cooper City, Florida (Past Weather | National Centers for Environmental Information (NCEI).

Vista Del Sol

Below are pictures that shows flooding/ponding concerns that were observed along the NW 83-way roadway corridor. Flooding was observed between lots 3493 and 3533.





Pine Island Entrance

Below are pictures that shows flooding/ponding concerns at the main Pine Island Entrance to the Monterra Development. It was observed that stormwater has been accumulating along the entrance and exit roadways.





Other Issues/ Concerns

Fence Encroachment

Survey and title work has begun within the district for 21 properties that were identified based on the findings in 2018 that was provided to EGI from the Board counsel. There are five (5) surveys complete and eight (8) others that are currently being worked on in field, a total of thirteen (13) so far. We expect within the next 2 weeks all surveys will be completed.

Estrada

It was observed that the entrance fence along Pine Island Rd and Stirling Rd corridor has been severely damaged due to the undermining of vegetation in the area from erosion. Further investigation will be required to determine the exact cause to the damages to the entrance fence.

Please let me know if you have any questions. Thank you very much.

Sincerely,



Richard Brown, E.I.

CC: Lisa Tropepe, Lou Aurigemma, Adam Swaney, Mark Vega and Lynne Ladner via email.

PETITION TO INITIATE RULEMAKING

TO AMEND ARTICLE III OF THE MONTERRA CDD GENERAL AND PROCEDURAL RULES

Pursuant to section 120.54(7), Florida Statutes

TO: Board of Supervisors, Monterra Community Development District

SUBMITTED TO: Lynne Ladner, District Manager, Inframark

COPY: District Counsel

RE: Rule 2026-01, District Property Rule (Article III, General and Procedural Rules, Rev. 9/2/2026), adopted by Resolution 2026-14, effective September 2, 2026

PETITIONER: Maiia Tkachenko, Monterra resident and property owner

ADDRESS: 3275 NW 84th Terrace, Cooper City, Florida 33024

DATE: September 10, 2026

I. THE QUESTION BEFORE THE BOARD

Article III gives the District two significant powers over residents. It declares that any violation of the stormwater provisions is a trespass of District property and authorizes referral to law enforcement for a trespass charge and arrest. It authorizes the District Manager to suspend a household's Clubhouse, facility, and Gate Access privileges for thirty days on a first violation and one year on a second.

Article III does not say what conduct produces which of those results. It states no standard based on danger, damage, refusal to comply, repetition, or emergency. It provides no notice to the resident and no opportunity to respond before a sanction is imposed. The appeal it borrows is heard at a future Board meeting, with no stay, so a thirty-day suspension can be served in full before the Board decides whether it was warranted.

At the same time, Article III provides no route to the narrower alternative one of its own Supervisors proposed at the August 19, 2026 public hearing. Section 3.1.3 prohibits fishing, and depending on how its opening clause is read, the written-permission exception in section 3.1.2 may not be capable of reaching it. In either reading, no provision allows the Board to designate a limited-access location, however safe and however well supported by current professional review.

This Petition asks the Board to correct both. It does not ask the Board to concede that Article III is invalid, to abandon a safety objective, or to wait for an accident. It asks that the powers Article III creates be governed by standards stated in advance, and that the Board give itself a mechanism it presently lacks.

Three results are sought:

- Enforcement consequences that follow stated criteria, with notice, an opportunity to respond, sanctions connected to the conduct regulated, and review that occurs before the sanction expires.

- Express authority for the Board to designate a limited lake-access location, including daylight catch-and-release fishing, under conditions the Board determines appropriate.
- Rule text a resident can read and apply without interpreting a technical map or resolving an internal cross-reference.

II. PETITIONER'S INTEREST IN THE RULE

Section 120.54(7)(a) permits a petition by any person regulated by an agency or having a substantial interest in an agency rule. Petitioner is both.

Petitioner owns property within the Monterra Community Development District and pays the District assessments that fund the Clubhouse, the recreational facilities, and the gate facilities to which Article III attaches its suspension remedy. She and the members of her household hold the District access credentials that section 3.3.1 authorizes the District Manager to deactivate.

Article III regulates her directly and continuously. Sections 3.1.1 and 3.2.1 define Stormwater Management Areas and Open Space and Landscape Areas located throughout the community in which she lives and through which she and her household walk on ordinary days. Section 3.1.2 makes unauthorized use of those areas a violation. Section 3.1.4 characterizes a violation as a trespass of District property and authorizes referral to law enforcement, expressly including a charge for trespassing and arrest. Section 3.3.1 authorizes suspension of her household's membership, facility, and gate privileges for thirty days on a first violation and one year on a second. These exposures attach to routine activity in the community rather than to any unusual or contingent circumstance.

The exposure is also financial and ongoing. Under Section L of the Clubhouse Rules, incorporated by section 3.3.3, a suspended person is entitled to no refund of Club Assessments, Club Dues, Club Fees, or District assessments, and those amounts continue to accrue and remain payable during the suspension. A suspended household therefore continues to pay for facilities it is barred from using.

Petitioner has also participated in the rulemaking proceeding concerning this Rule. She submitted timely written objections before adoption, and on September 8, 2026 the District Manager confirmed in writing that all written objections, including Petitioner's, were retained in the official written rulemaking record of the public hearing. She has additionally requested and obtained District records concerning the adoption of Rule 2026-01.

Petitioner is therefore a person regulated by the Rule, and a person with a substantial interest in its amendment, within the meaning of section 120.54(7), Florida Statutes.

III. THE DISTRICT'S AUTHORITY AND THE APPLICABLE STANDARDS

Monterra CDD is a local unit of special-purpose government under Chapter 190, Florida Statutes. Section 190.011(5) authorizes District rulemaking pursuant to Chapter 120. The District proceeded on that basis: it titled the instrument the General and Procedural Rules, noticed and conducted a public hearing, and adopted the Rule by Resolution 2026-14.

Section 120.52(8) identifies as potential invalid exercises of delegated legislative authority rules that are vague, fail to establish adequate standards for agency decisions, vest unbridled discretion, or are arbitrary

or capricious. Section 120.54(1)(a) addresses fair notice of the principles, criteria, and standards governing agency decisions.

IV. ENFORCEMENT CONSEQUENCES WITHOUT STATED STANDARDS

A. The Rule characterizes conduct as criminal trespass in advance of the facts

Section 3.1.4 provides that any violation "shall be considered a trespass of District property," and authorizes the District Manager to contact law enforcement for appropriate legal action, expressly including a charge for trespassing and arrest.

Section 810.09, Florida Statutes, governs trespass on property other than a structure or conveyance. It concerns, among other things, a person who without authorization, license, or invitation willfully enters or remains on property as to which legally sufficient notice has been given. Whether those elements exist in an incident is a question of fact under Florida law.

A District rule does not itself establish that the statutory elements of criminal trespass are satisfied in a particular incident, and the clause does not bind a deputy, a prosecutor, or a court. Its practical effect is directed elsewhere: residents, District staff, and contracted security exercising discretion in the field may reasonably read it to mean that any technical use-rule violation is already a criminal matter. Petitioner respectfully suggests that this is not what the Board intended, and that it makes escalation more likely in encounters the District would prefer to resolve informally. Petitioner does not ask the District to forgo Florida trespass law where its requirements are satisfied. She asks only that the Rule not reach that conclusion before the facts are known.

B. The Rule does not state how an alleged violation is established

Article III does not state what information establishes an alleged violation, whether the resident is told what is alleged, or whether the resident may respond. A suspension may therefore issue on an account the affected household has never seen. The requested amendment adds written escalation criteria and a notice-and-response step before any non-emergency sanction.

C. The consequence is not tied to the conduct being regulated

Under Gate Facilities Rule section 2.1.2, a first violation of the gate rule — conduct directly involving the gates — results in a written warning. Under Article III section 3.3.1, a first violation involving a lake results in suspension of membership rights, all Clubhouse and facility access cards, and Gate Access Card access for thirty days.

The District thus imposes a lighter first-offense consequence for misusing a facility than for conduct with no connection to that facility. Section L of the Clubhouse Rules follows the same graduated logic: written notification, then a twenty-four hour exclusion, then a ninety-day suspension from the facility where the violation occurred, before any all-facilities suspension. Article III departs from both of the District’s own graduated models, and it applies the more severe first-offense consequence to the less directly related conduct.

D. Review may not occur before the suspension has expired

Section 3.3.3 incorporates the Section L appeal. An appeal is filed within forty-five days of the suspension letter and heard at the next regularly scheduled Board meeting, or the meeting after that if filed within five business days of the next one. Article III provides no stay. Against a thirty-day suspension, that sequence means the sanction will ordinarily have been served in full before the Board reviews it, so the appeal cannot restore what was lost. Where no immediate danger is present, an automatic stay during a timely appeal would preserve the Board's review without cost to the District.

V. ARTICLE III PROVIDES NO MECHANISM FOR THE ALTERNATIVE THE BOARD DISCUSSED

At the August 19, 2026 public hearing, designated fishing was expressly raised as an alternative. A Supervisor proposed designated dawn-to-dusk fishing areas. The Board discussed safe access, insurance, cost, and improvements. The concept was left for future consideration after adoption.

As adopted, Article III does not provide a route to it. Section 3.1.3 states that fishing is strictly prohibited, and it opens with a "notwithstanding" clause whose cross-reference appears to be in error. Depending on how that clause is read, the written-permission exception in section 3.1.2 may or may not be capable of authorizing fishing at any location. Petitioner does not ask the Board to resolve that reading here, because both readings leave the same gap: no provision of Article III permits the Board to designate a limited-access location, and the alternative the Board said it would consider later has no mechanism through which to return.

That is why item 5 requests a new section 3.6 authorizing designation by resolution, and why item 6 pairs the cross-reference correction with an exception for section 3.6. If the clause is read to override section 3.1.2, correcting the cross-reference without that exception would settle the question against a designated location before the Board has evaluated whether one is feasible. Section 3.6 designates no location and obliges the Board to designate none. It restores a choice the Board does not presently have.

Two facts bear on whether that choice is worth preserving. First, the engineering report furnished by District Counsel is the Miller Legg Lakes Erosion Report from 2018. It documents genuine erosion and infrastructure concerns, and it is location-specific. It is eight years old, and the record furnished does not establish which conditions remain, which remediation was completed, or whether every location presents the same conditions today. Second, the District's response to Petitioner's public records request confirmed no incident reports, injuries, police reports, or written resident complaints relating to District lakes over a five-year period. Neither fact decides the question. Both are relevant to whether a categorical prohibition, adopted over a narrower alternative, rests on current information.

VI. WHAT A RESIDENT CANNOT DETERMINE FROM THE RULE

Sections 3.1.1 and 3.2.1 each define a regulated area partly by reference to "the attached map." Petitioner requested the complete final version of Rule 2026-01 as adopted, including the incorporated map. On September 8, 2026 the District produced the adopted document and stated that it was the complete final version including the incorporated map. The document produced contains no map; after section 3.4 it proceeds directly to Exhibit "C."

Petitioner does not contend that the existing "No Fishing" signs fail to communicate the fishing prohibition. The gap is different. A "No Fishing" sign does not say where physical presence itself

becomes unauthorized, and a technical maintenance-area map prepared for engineering purposes does not tell a resident whether a sidewalk, a path, a landscaped strip, or lake-adjacent grass remains open to ordinary walking. The District identifies sidewalks expressly when it means to regulate them — the Clubhouse pool rules prohibit skateboarding in parking lots and sidewalks encompassing the Clubhouse facilities. Article III should be equally specific.

Two smaller defects belong here because they affect what the Rule means. Section 3.1.3 opens "Notwithstanding 3.3.2. above," although section 3.3.2 appears later and governs unpaid costs and fees. Sections 3.1.4, 3.1.5, and 3.2.3 each attach consequences to "any violation of the above" without identifying which subsections are incorporated; section 3.1.1 is a definition and cannot be violated. Because the consequences differ — trespass characterization, law-enforcement referral, cost recovery, suspension — the scope of each matters.

VII. ENFORCEMENT INVOLVING UNACCOMPANIED MINORS

Article III addresses enforcement without distinguishing encounters involving children. This request is prospective. It does not ask the Board to determine fault in any past incident or to apply Article III retroactively.

Absent an immediate safety emergency, reasonable efforts should be made to reach a parent or guardian before disciplinary enforcement is pursued against an unaccompanied minor or the minor’s household, and no household suspension should issue on the basis of a minor’s conduct unless a parent or guardian first receives written notice of the allegation.

VIII. AMENDMENTS REQUESTED

Pursuant to section 120.54(7), Florida Statutes, Petitioner requests that the District initiate rulemaking to adopt the following amendments. Proposed rule text for each appears in Exhibit A, submitted with this Petition in satisfaction of the requirement in section 120.54(7)(a) that a petition specify the proposed rule and the action requested.

#	Provision	Amendment requested	Purpose
1	§ 3.1.4	Replace the categorical trespass clause with an enforcement provision stating that the Rule does not determine whether a criminal offense occurred, and that referral to law enforcement is not such a determination.	A District rule cannot establish the elements of § 810.09.
2	§ 3.1.4 (new subsections)	Add written escalation criteria and a written-notice-and-response step before any suspension.	Standards stated in advance of the incident, not chosen after it.
3	§ 3.3.1	Remove suspension of Clubhouse, facility, and Gate Access privileges for conduct unrelated to those facilities; alternatively conform escalation to Section L.	Sanction connected to the conduct regulated.
4	§ 3.3.3	Automatic stay of a non-emergency suspension during a timely appeal.	Review that occurs before the sanction expires.

#	Provision	Amendment requested	Purpose
5	New § 3.6	Authorize the Board, by resolution at a noticed public meeting, to designate limited lake-access locations under conditions it sets.	A lawful mechanism for the alternative the Board discussed.
6	§ 3.1.3	Correct the cross-reference to § 3.1.2 and add an exception for access authorized under § 3.6.	Keeps the correction from settling item 5 before the Board evaluates it.
7	§ 3.1.2	Add a written request procedure, published criteria, a 30-day decision deadline, and written reasons for denial.	Make the Rule's own exception usable.
8	New § 3.1.6; §§ 3.1.1, 3.2.1	State that ordinary pedestrian use of sidewalks and paths is permitted unless posted; attach and publish the map the Rule incorporates.	A resident can determine where the line is.
9	§§ 3.1.4, 3.1.5, 3.2.3; New § 3.5	Replace "any violation of the above" with the specific subsections; add a parent/guardian-first step for non-emergency enforcement involving unaccompanied minors.	Scope certainty; a safeguard for children.

If the Board denies this Petition in whole or in part, Petitioner requests that the written statement of reasons required by section 120.54(7)(a) address each numbered item separately.

Section 120.54(7)(a) provides that, no later than thirty calendar days after the date of filing, the agency shall initiate rulemaking, otherwise comply with the requested action, or deny the petition with a written statement of its reasons.

IX. COMPANION REQUEST — CURRENT ENGINEERING AND RISK EVALUATION

This Part is submitted for the Board's information and is not part of the rulemaking request in Part VIII. Denial or deferral of this Part does not respond to Part VIII.

Section 3.6 gives the Board authority to designate a location. It does not tell the Board whether any location is suitable, and Petitioner does not ask the Board to assume that any shoreline is safe. That is a professional question, and it should be answered on present conditions rather than on a 2018 report.

Concurrently with this Petition, Petitioner has submitted a separate Request for Agenda Item asking the Board to direct the current District Engineer, together with the District's insurance and risk professionals, to identify and evaluate at least one reasonably promising candidate location for a six-month daylight catch-and-release pilot using present site conditions, and to return written findings within sixty days or by the second regular Board meeting following the request, whichever occurs first. That request sets out proposed pilot conditions, the access and risk-management questions for District Counsel and the District's insurer, and the request that any negative conclusion be supported by current, location-specific reasons.

The two documents are intended to work together. Part VIII asks the Board for the authority to act. The companion request asks the Board to find out whether acting is feasible. Neither depends on the other, and the Board may grant either without granting both.

X. CONCLUSION

The District may regulate its property and may act preventively. The question is not whether it has that power but how the power is exercised: whether the standards governing a suspension are stated before the incident rather than after it, whether the consequence bears a relationship to the conduct, whether review arrives while it can still change anything, whether a resident can tell from the Rule where the boundary lies, and whether the Board retains the ability to permit a narrower alternative if current professional review supports one.

Article III can serve the District's safety objective and answer each of those questions. Petitioner respectfully asks the Board to initiate rulemaking accordingly.

Authorities relied upon: Fla. Stat. §§ 120.52(8), 120.54(1)(a), 120.54(7), 190.011(5), and 810.09; Monterra CDD General and Procedural Rules, Rev. 9/2/2026; Resolution 2026-14.

Submitted with this Petition: Exhibit A (Proposed Rule Text); Request for Agenda Item — Designated Catch-and-Release Pilot Area, of even date.

Respectfully submitted,

Maiia Tkachenko
3275 NW 84th Terrace, Cooper City, Florida 33024
maiiatkachenko@gmail.com
Submitted electronically on September 10, 2026.

EXHIBIT A

PROPOSED RULE TEXT

Deletions appear in strikethrough. Additions appear in bold. Item numbers correspond to Part VIII.

Item 1 and Item 2 — Section 3.1.4

~~3.1.4. Any violation of the above shall be considered a trespass of District property and the District Manager has the authority to contact law enforcement personnel to take appropriate legal action, including a charge for trespassing and arrest.~~

3.1.4. Enforcement.

(a) Nothing in this Article determines whether the elements of any criminal offense, including section 810.09, Florida Statutes, are present in a particular incident.

(b) Upon an alleged violation of Section 3.1.2 or 3.1.3, District personnel may inform the person of the applicable restriction and request that the conduct cease or that the person leave a restricted area.

(c) Enforcement beyond subsection (b) is authorized only where one or more of the following is present and is documented in writing: (1) conduct creating an immediate danger to any person; (2) actual damage to District property; (3) discharge or placement of material into a Stormwater Management Area; (4) refusal to comply after a direction given under subsection (b); or (5) a further violation within twelve (12) months of prior written notice under subsection (d).

(d) Before any suspension is imposed under Section 3.3.1, the District shall provide written notice stating the date and location of the alleged violation, a description of the conduct, the subsection alleged to have been violated, the information relied upon, and the right to respond in writing within fourteen (14) days. The District shall consider any timely response before imposing a sanction.

(e) The District may refer an incident to law enforcement where the facts may constitute a violation of applicable law. A referral is not a determination by the District that an offense has occurred.

Item 3 — Section 3.3.1

Primary request — deletion:

~~3.3.1. In addition to the remedies set forth in this General Property Rule, the District Manager may suspend the membership rights and Clubhouse and Club facilities rights of any Patron or Guest, including, but not limited to, the deactivation or suspension of ALL club or facility access cards and suspension of Gate Access Card access to Gate Facilities as defined in Gate Facilities Rule for a period of thirty (30) days for a first violation and a for a period of one (1) year for a second and subsequent violation.~~

Alternative, if suspension authority is retained:

3.3.1. Suspension. (a) A suspension under this Article may be imposed only where the criteria of Section 3.1.4(c) are met and the notice requirements of Section 3.1.4(d) have been satisfied. (b) A

suspension shall apply only to the District facility to which the underlying conduct relates. Conduct in a Stormwater Management Area or an Open Space and Landscape Area shall not result in suspension of Clubhouse, Club facility, or Gate Access Card privileges. (c) Escalation shall follow the sequence established in Section L of the Clubhouse Rules. (d) Every suspension shall be in writing and shall identify the conduct, the date and location, the subsection violated, the information relied upon, the duration, and the right to appeal.

Item 4 — Section 3.3.3

3.3.3. The appeal provisions set forth in Section L, entitled "Suspension and Revocation of Privileges" of the District Rules and Policies Regarding Use of the District's Clubhouse Facilities shall apply if the rights under this section are exercised by the District. **Where a suspension is imposed under this Article and no immediate danger to any person is present, the filing of a timely written appeal shall stay the suspension until the Board of Supervisors renders its decision. If a timely appeal is not heard within forty-five (45) days of filing, the suspension shall be void.**

Item 5 — New Section 3.6

3.6. Designated access areas. Notwithstanding Sections 3.1.2 and 3.1.3, the Board of Supervisors may by resolution designate one or more locations at which limited lake access is permitted under conditions the Board determines appropriate. Such conditions may include daylight-only use, catch-and-release fishing only, defined points of access, required signage, registration or written acknowledgment of conditions, adult supervision of minors, and prohibitions on swimming, boating, wading, wildlife feeding, and littering. A designation under this Section shall be adopted at a noticed public meeting, published on the District website, and posted at the designated location. The Board may modify or rescind a designation in the same manner.

Item 6 — Section 3.1.3

3.1.3. Notwithstanding ~~3.3.2. above~~ **Section 3.1.2 above, and except as authorized by the Board under Section 3.6,** the following is strictly prohibited by the District: swimming, fishing, boating, removal of any organic or inorganic material or placement of any organic or inorganic material …

Item 7 — Section 3.1.2

3.1.2. The Stormwater Management Areas are not intended for recreational or personal use, and it is strictly prohibited for any unauthorized persons to use the Stormwater Management Areas without the express written permission of the District. **A request for permission may be submitted in writing to the District Manager. The District Manager shall issue a written decision within thirty (30) days of receipt. A denial shall state the reasons for the denial and the criteria applied. The District shall publish the criteria governing such requests on the District website.**

Item 8 — New Section 3.1.6; Sections 3.1.1 and 3.2.1

3.1.6. Pedestrian access. Ordinary pedestrian passage on sidewalks, streets, and designated pathways adjacent to a Stormwater Management Area is permitted and is not a violation of this Article. Any lake bank, grass area, landscaped strip, path, or other area in which physical entry or

presence is itself prohibited shall be (a) identified by signage posted at that area, and (b) identified on a resident-facing map published on the District website and available at the Clubhouse. Physical entry or presence is not prohibited in any area that has not been so identified.

The map referenced in sections 3.1.1 and 3.2.1 shall be attached to the adopted Rule and published with it.

Item 9 — Sections 3.1.4, 3.1.5, 3.2.3; New Section 3.5

In sections 3.1.4 and 3.1.5, replace "any violation of the above" with "any violation of Sections 3.1.2 or 3.1.3." In section 3.2.3, replace "any violation of the above" with "any violation of Section 3.2.2."

3.5. Enforcement involving unaccompanied minors. Where an alleged violation of this Article involves an unaccompanied person under eighteen (18) years of age, and no immediate safety emergency is present, District personnel and contracted security shall make reasonable efforts to contact a parent or guardian before disciplinary enforcement is pursued against the minor or the minor's household. No suspension shall be imposed against a household under Section 3.3.1 on the basis of conduct by an unaccompanied minor unless a parent or guardian has first received the written notice required by Section 3.1.4(d).

REQUEST FOR AGENDA ITEM
DESIGNATED CATCH-AND-RELEASE PILOT AREA

TO: Board of Supervisors, Monterra Community Development District

SUBMITTED TO: Lynne Ladner, District Manager, Inframark

COPY: District Counsel

FROM: Maiia Tkachenko, resident and property owner

ADDRESS: 3275 NW 84th Terrace, Cooper City, Florida 33024

DATE: September 10, 2026

RE: Request to place a designated limited lake-access and catch-and-release fishing pilot on the October 7, 2026 regular Board agenda

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This request is submitted separately from my Petition to Initiate Rulemaking, filed the same day. Its purpose is practical: to ask the Board to consider a concrete, limited, testable pilot at one location, so that the designated-access alternative discussed at the August 19, 2026 public hearing does not remain indefinitely unresolved.

1. REQUESTED BOARD ACTION

I respectfully request that the Board direct the current District Engineer, together with the District's insurance and risk professionals, to identify and evaluate at least one reasonably promising candidate location for a six-month designated catch-and-release fishing pilot, using present site conditions.

If a location is reasonably workable, I request that a specific pilot proposal be returned to the Board for public consideration within sixty days or by the second regular Board meeting following this request, whichever occurs first.

If no location is found workable, I request that the Board and residents be provided with the current, location-specific engineering, insurance, permitting, or other basis supporting that conclusion.

2. PROPOSED PILOT CONDITIONS

These are suggested starting conditions, subject to modification by the District Engineer, the District's insurer and risk professionals, District Counsel, and the Board:

- One clearly defined location and one defined access point, selected after current professional review.
- Six-month pilot period, followed by Board review to continue, modify, or discontinue.
- Daylight hours only.
- Catch-and-release fishing only; barbless hooks if recommended.
- No swimming, boating, or wading.

- No wildlife feeding and no littering; all line, hooks, and tackle removed by the user.
- On-site signage identifying the permitted access point and the pilot conditions.
- Children under sixteen accompanied by a parent or a responsible adult eighteen or older.
- Any registration, written acknowledgment, or other risk-management measure recommended by District Counsel or the District's insurer.

3. WHY A CURRENT, LOCATION-SPECIFIC REVIEW IS REASONABLE

At the August 19, 2026 public hearing, designated fishing was expressly discussed as an alternative. A Supervisor proposed designated dawn-to-dusk fishing areas, and the Board discussed safe access, insurance, costs, and improvements. The concept was left for future consideration after adoption. This request asks the Board to take that next step at one location.

The engineering report furnished by District Counsel is the Miller Legg Lakes Erosion Report from 2018. It documents genuine erosion and infrastructure concerns and is location-specific. It is now eight years old. The materials furnished to date do not establish which 2018 conditions remain, which recommended remediation was completed, or whether every candidate location presently presents the same conditions.

In addition, the District's response to my public records request confirmed no incident reports, injuries, police reports, or written resident complaints relating to District lakes over a five-year period. That record does not by itself decide the question, and preventive action does not require waiting for an accident. It is nonetheless information the Board should have before it when weighing a narrow, daylight-only, catch-and-release pilot at a single evaluated location.

This request does not assume that any particular shoreline is safe. It asks the appropriate professionals to determine, on present facts, whether one location can support a narrowly controlled pilot.

4. THE PROCEDURAL ROUTE SHOULD NOT DECIDE THE SUBSTANTIVE QUESTION

Section 3.1.2 of Article III contemplates express written permission of the District for use of Stormwater Management Areas. Section 3.1.3 separately provides that fishing is strictly prohibited, and it opens with a "notwithstanding" clause whose cross-reference appears to be in error. Depending on how that clause is read, express written permission may or may not be capable of authorizing a pilot.

I therefore do not ask the Board to assume that a resolution alone is sufficient. If District Counsel concludes that the existing Rule permits a limited pilot through written permission or Board resolution, I request that the Board consider using that authority. If Counsel concludes that section 3.1.3 requires an amendment before fishing can be authorized at any location, I request that the pilot proceed through the minimum amendment necessary, including the designated-access mechanism proposed as Item 5 of my Petition to Initiate Rulemaking filed the same day.

The procedural route should not determine the substantive question before the Board has considered whether a safe location exists.

5. ACCESS CONDITIONS

My preference is a pilot available to Monterra residents and their families, if that limitation is legally permissible. If the District concludes that a designated area cannot lawfully be limited in that manner, I request identification of the specific statute, deed restriction, permit condition, easement, or other legal authority requiring broader access.

If resident-only access is not legally permissible, that conclusion should not by itself end the evaluation. I request that the same candidate location be evaluated under whatever lawful access conditions do apply.

6. RISK MANAGEMENT

The District already operates multiple unattended recreational facilities under posted rules and express assumption-of-risk provisions. The Clubhouse Rules state that the swimming pool, splash pad, fitness center, tennis and pickleball courts, playground, and basketball court are unattended and are used at the user's own risk. I do not suggest that those provisions automatically extend to a shoreline area.

I request that District Counsel and the District's insurer and risk professionals determine what written acknowledgment, signage, supervision requirements, hours, or other conditions would be appropriate for this particular pilot, and report those recommendations to the Board with the engineering findings.

7. CONCLUSION

Please confirm whether this request will be placed on the October 7, 2026 regular Board agenda. If it will not be placed on that agenda, please advise me in writing of the reason and of the next Board meeting at which the request can be considered.

I am available to answer questions at the meeting.

Thank you for considering a narrow, testable alternative that preserves the District's safety objective while determining whether residents and families can safely enjoy limited lake access at one defined location.

Respectfully,

Maiia Tkachenko
3275 NW 84th Terrace, Cooper City, Florida 33024
maiiatkachenko@gmail.com
Submitted electronically on September 10, 2026.

SUNBELT RENTALS | POWER & HVAC SERVICES

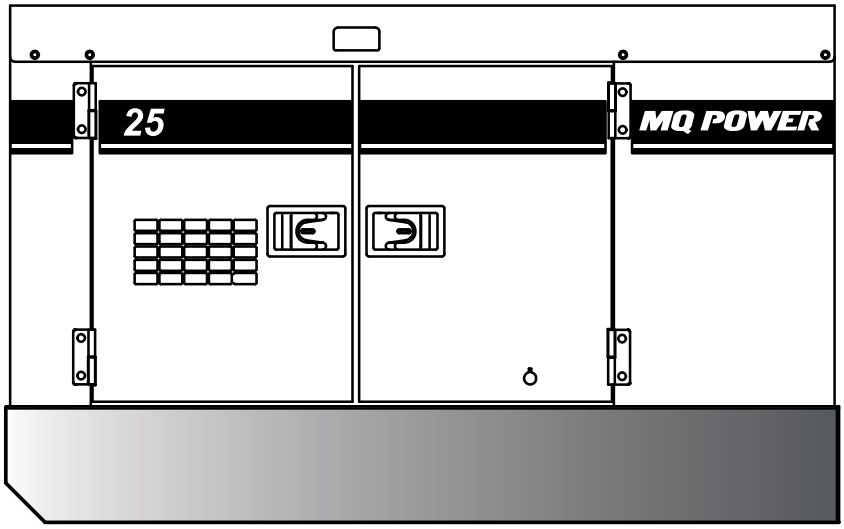
DCA25SSIU4F GENERATOR

WhisperWatt™

Prime Rating — 20 kW (25 kVA)

Standby Rating — 22 kW (27.5 kVA)

Three-Phase, 60 Hertz, 0.8 PF



STANDARD FEATURES

- Heavy duty, 4-cycle, direct injection, heated crankcase vent, turbocharged diesel engine provides maximum reliability.
- EPA emissions certified - Tier 4 final emissions compliant.
- Microprocessor engine control system maintains frequency to ±0.25%.
- Full load acceptance of standby nameplate rating in a single step.
- Fuel/water separator removes condensation from fuel for extended engine life. Panel mounted alarm light included.
- Sound attenuated, weather resistant, steel housing provides operation at 65 dB(A) at 23 feet. Fully lockable enclosure allows safe unattended operation.
- E-coat and powder coat paint provides durability and weather protection.
- Internal fuel tank with direct reading of fuel gauge.
- Spill containment — Bunded design protects environment by capturing up to 124% of engine fluids.
- Brushless alternator reduces service and maintenance requirements and meets temperature rise standards for Class F insulation systems.
  - Open delta excitation design provides virtually unlimited excitation for maximum motor starting capability.
  - Automatic voltage regulator (AVR) provides precise regulation.
- Fully covered power panel. Three-phase terminals and single phase receptacles allow fast and convenient hookup for most applications including temporary power boxes, tools and lighting equipment. All are NEMA standard.
- ECU754 microprocessor-based digital generator controller.
  - Remote 2-wire start/stop control.
  - Operational temperature range of -40° to 85° C.
- Digital engine gauges including oil pressure, water temperature, battery volts, engine speed and fuel level.
- Analog generator instrumentation including AC ammeter, AC voltmeter, frequency meter, ammeter phase selector switch, voltmeter phase selector switch, and voltage regulator adjustment potentiometer.
- Automatic safety shutdown system monitors the water temperature, engine oil pressure, overspeed and overcrank. Warning lights indicate abnormal conditions.
- Voltage selector switch allows easy to change voltages as your applications require.

SUNBELT® RENTALS | POWER & HVAC SERVICES

DCA25SSIU4F GENERATOR

SPECIFICATIONS

Generator Specifications		
Design	Revolving field, self-ventilated Drip-proof, single bearing	
Armature Connection	Star with Neutral	Zig Zag
Phase	3	Single
Standby Output	22 KW (27.5 KVA)	15.8 KW
Prime Output	20 KW (25 KVA)	14.4 KW
3Ø Voltage (L-L/L-N) Voltage Selector Switch at 3Ø 240/139	208Y/120, 220Y/127, 240Y/139	N/A
3Ø Voltage (L-L/L-N) Voltage Selector Switch at 3Ø 480/277	416Y/240, 440Y/254, 480Y/277	N/A
1Ø Voltage (L-L/L-N) (Voltage Selector Switch at 1Ø 240/120)	N/A	240/120
Power Factor	0.8	1.0
Voltage Regulation (No load to full load)	±0.5%	
Generator RPM	1800	
Frequency	60 Hz	
Winding Pitch	5/6	
No. of Poles	4	
Excitation	Brushless with AVR	
Frequency Regulation: No Load to Full Load	Isochronous under varying loads from no load to 100% rated load	
Frequency Regulation: Steady State	±0.25% of mean value for constant loads from no load to full load.	
Insulation	Class F	
Sound Level dB(A) Full load at 23 feet	65	

Engine Specifications	
Make / Model	Isuzu / 4LE2T
Emissions	EPA Tier 4 Final Certified
Starting System	Electric
Design	4-cycle, water cooled, direct injection, turbocharged, EGR
Displacement	133.0 in^3 (2179 cc)
No. cylinders	4
Bore x Stroke (mm)	85 x 96
Rated Engine Power Output	33.5 hp (25 kW)
BMEP	133 psi (918 kPa)
Piston Speed	1133.9 ft./min. (5.76 m/s)
Compression Ratio	17.6:1
Engine Speed	1800 rpm
Overspeed Limit	2070 rpm
Oil Capacity	2.8 gallons (10.5 liters)
Battery	12V 53Ah x 1

Fuel System		
Recommended Fuel	ASTM-D975-No.1 & No.2-D*	
Maximum Fuel Flow (per hour)	2.3 gallons (8.8 liters)	
Maximum Inlet Restriction (Hg)	6.8 in. (173 mm)	
Fuel Tank Capacity	41.7 gallons (158 liters)	
Fuel Consumption	**gph**	**lph**
At full load	1.62	6.12
At 3/4 load	1.26	4.77
At 1/2 load	0.94	3.57
At 1/4 load	0.67	2.52

* - Use ultra-low sulfur diesel fuel.

Cooling System	
Fan Load	0.67 hp (0.5 kW)
Coolant Capacity (with radiator)	2.3 gallons (8.8 liters)
Coolant Flow Rate (per minute)	20.1 gallons (76.0 liters)
Heat Rejection to Coolant (per minute)	1479 Btu (1.56 MJ)
Maximum Coolant Friction Head	14.5 psi (100 kPa)
Maximum Coolant Static Head	3.35 feet (1.04 meters)
Ambient Temperature Rating	104°F (40°C)

Air	
Combustion Air	109 cfm (3.10 m^3/min)
Maximum Air Cleaner Restriction	25 in. H_2O (6.23 kPa)
Alternator Cooling Air	388 cfm (11.0 m^3/min)
Radiator Cooling Air	1420 cfm (40.2 m^3/min)
Minimum Air Opening to Room	2.6 ft^2 (0.24 m^2)
Minimum Discharge Opening	0.84 ft^2 (0.08 m^2)

Exhaust System	
Gas Flow (full load)	148 cfm (4.2 m^3/min)
Gas Temperature	847°F (453°C)
Maximum Back Pressure	30.1 in. H_2O (7.5 kPa)

Amperage	
Rated Voltage	**Maximum Amps**
1Ø 120 Volt	60 Amps x 2 (Zigzag)
1Ø 240 Volt	60 Amps (Zigzag)
3Ø 208 Volt	60 Amps
3Ø 240 Volt	60 Amps
3Ø 480 Volt	30 Amps
Main Line Circuit Breaker Rating	60 Amps
Over Current Relay Trip Set Point	30 Amps

WARRANTY*

Isuzu Engine**

12 months from date of purchase with unlimited hours or 36 months from date of purchase with 3,000 hours (whichever occurs first).

Generator

24 months from date of purchase or 2,000 hours (whichever occurs first).

Trailer

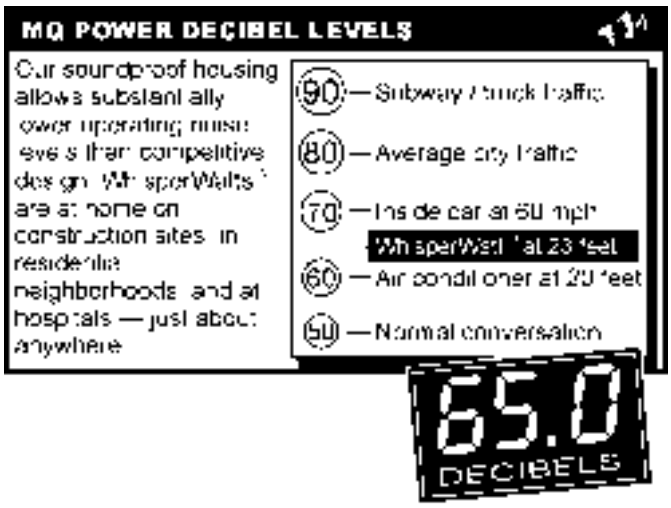
12 months excluding normal wear items.

*Refer to the express written, one-year limited warranty sheet for additional information.
**Refer to Isuzu Diesel Engine Limited Warranty for details.

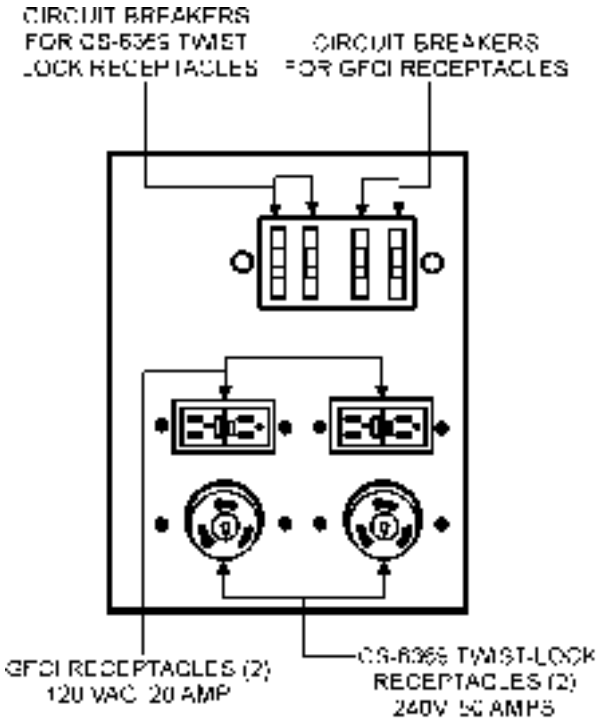
NOTICE

Specifications sheet is subject to change and is not intended for use in installation design.

DCA25SSIU4F GENERATOR



GENERATOR OUTPUT PANEL



OPTIONAL GENERATOR FEATURES

- **Battery Charger** — provides fully automatic and self-adjusting charging to the generator's battery system.
- **Jacket Water Heater** — for easy starting in cold weather climates.
- **Low Coolant Level Shutdown —** provides protection from critically low coolant levels. Includes control panel warning light**.**
- **Trailer Mounted Package** — meets National Highway Traffic Safety Administration (NHTSA) regulations. Trailer is equipped with electronic or surge brakes with single or tandem axle configuration.

OPTIONAL CONTROL FEATURES

- **Emergency Stop Switch** — when manually activated shuts down generator in the event of an emergency.
- **Audible Alarm** — alerts operator of abnormal conditions.

OPTIONAL FUEL CELL FEATURES

- **Sub-base Fuel Cells (double wall)** — additional fuel cell for extended runtime operation. Contains a leak sensor, low fuel level switch, and a secondary containment tank. UL142 listed.
- 12 hours of minimum run time.
- 24 hours of minimum run time.

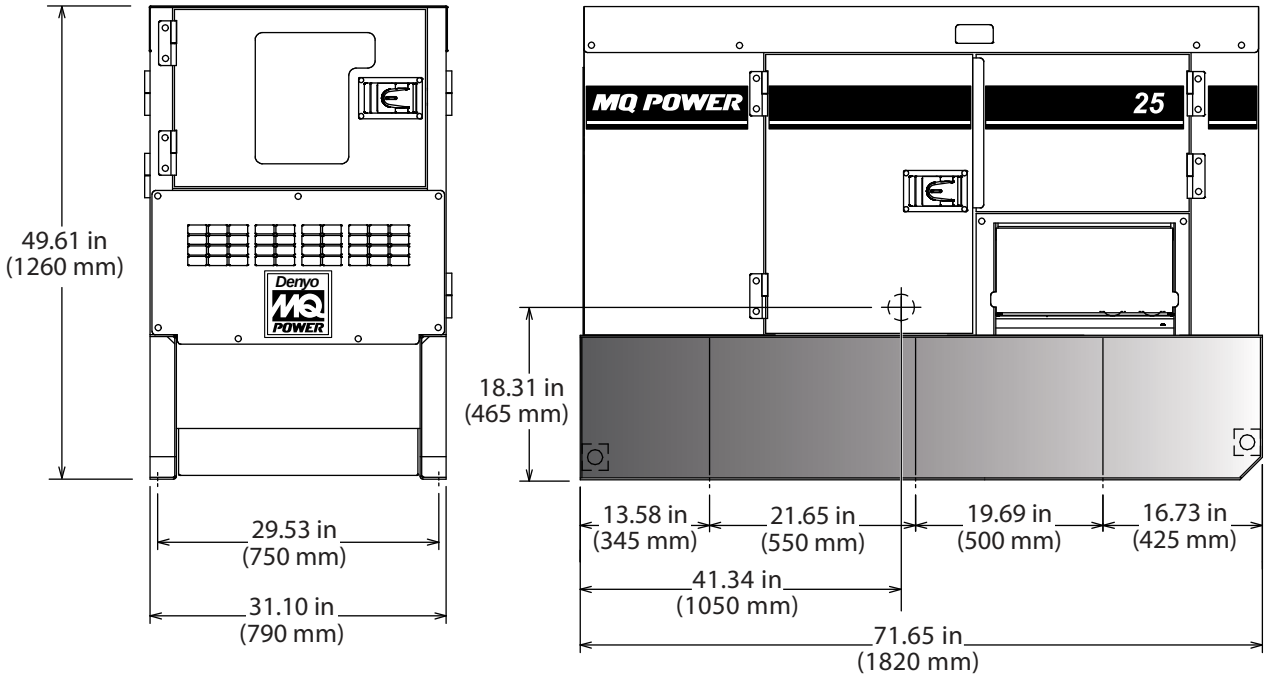
OPTIONAL OUTPUT CONNECTIONS

- **Cam-Lok Connectors** — provides quick disconnect alternative to bolt-on connectors.
- **Pin and Sleeve Connectors** — provides industry standard connectors for all voltage requirements.
- **Output Cable** — available in any custom length and size configuration.

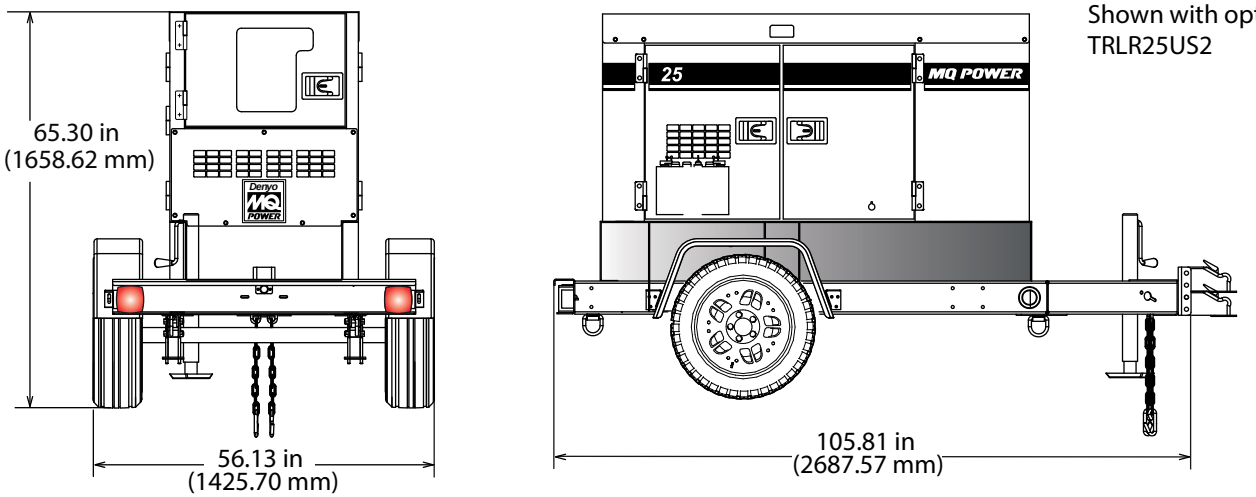
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DCA25SSIU4F GENERATOR

SKID-MOUNT DIMENSIONS



TRAILER-MOUNT DIMENSIONS



Shown with optional TRLR25US2

DCA25SSIU4F Weights*	
Dry Weight	1,795 lbs. (814 kg)
Wet Weight	2,137 lbs. (969 kg)
Max. Lifting Point Capacity	5,150 lbs. (2,335 kg)

DCA25SSIU4F and TRLR25US2 Weights*	
Dry Weight (with TRLR25US2)	2,239 lbs. (1,016 kg)
Wet Weight (with TRLR25US2)	2,581 lbs. (1,171 kg)

* Weights do not include options.

Generator can be placed on MQ Trailer Models TRLR25US and TRLR75XF2.

NOTICE

Features and Specifications are subject to change without notice.

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DCA25SSIU4F Rev. #6 (10/09/19)

SUNBELT RENTALS
POWER & HVAC SERVICES
800-736-2504
sunbeltrentals.com

SUNBELT RENTALS

MURPHY'S POWER SERVICES

PC#: 0091
3400A BURRIS RD
DAVIE, FL 33314 2217
954-577-9429

SUNBELT RENTALS, INC.

Salesman: 009138 NEITMAN, BRAD (91)
Typed By: MSPORDER

QUOTE

Job Site:
MONTERRA
8451 MONTERRA BLVD
HOLLYWOOD, FL 33024 8754

C#: 954-616-5262 J#: 954-562-6091

Customer: 696530
CREATIVE NORTH INC.
1565 North Park Drive
SUITE 102
WESTON, FL 33326

Contract #.. 189592240
Contract dt. 9/22/26
Date out.... 9/25/26 12:00 PM
Est return.. 10/23/26 12:00 PM
Job Loc..... 8451 MONTERRA BLVD., COOPER CITY
Job No..... MONTERRA
P.O. #..... QUOTE
Ordered By.. GREAVES, MICHAEL
NET 30

For operations in Florida: Prima facie evidence of intent to defraud: Failure to return rental property or equipment upon expiration of rental period and failure to pay all amounts due (including costs for damage to the property or Equipment) are evidence of abandonment or refusal to redeliver the property, punishable in accordance with Section 812.155, Florida Statutes.

QTY	EQUIPMENT #	Min	Day	Week	4 Week	Amount
1.00	20KW DIESEL GENERATOR 0090030 Voltage 240v 1ph, single shift rates 40 hours per week 160 hours per month.	285.00	285.00	760.00	1640.00	1640.00
1.00	50' SPIDERBOX CABLE 6/4 Bare end	42.64	42.64	102.96	267.28	267.28
1.00	WHEEL LOCK	6.00	6.00	15.00	46.00	46.00
1.00	6' X 10' CONTAINMENT BERM	45.00	45.00	135.00	405.00	405.00

*** EQP MSG ***
8 Hrs/Day 40 Hrs/Wk = 1.0x Rate
9-16 Hrs/Day 41-80 Hrs/Wk = 1.5x Rate
17+ Hrs/Day 81+ Hrs/Wk = 2.0x Rate
During a declared state of emergency and/or a pending or existing natural disaster, all rentals of this generator type will be billed at a one-week minimum rental period for 24-hours of usage per day. The one-week minimum rental at 24-hour usage rates does not apply to pre-existing generator rentals.

SALES ITEMS:

Qty	Item number	Unit	Price	
1	DLPKSRCHG TRANSPORTATION SURCHARGE	EA	158.700	158.70
1	ENVIRONMENTAL	EA	31.980	31.98

Certain equipment above requires scheduled Preventive Maintenance. Sunbelt Rentals will monitor the operation time and perform PM service as required in accordance with manufacturers specifications. Customer shall be charged for each PM service performed during rental period.

IF THE EQUIPMENT DOES NOT WORK PROPERLY, NOTIFY THE OFFICE AT ONCE

MULTIPLE SHIFTS OR OVERTIME RATES MAY APPLY

CUSTOMER IS RESPONSIBLE FOR REFUELING, DAMAGES AND REPAIRS

1. The total charges are an estimate based on the estimated rental period and other information provided by Customer.
2. Customer assumes all risks associated with the Equipment during the Rental Period, including injury and damage to persons, property and the Equipment.
3. Customer is responsible for and shall only permit properly trained, Authorized Individuals to use the Equipment.
4. If the Equipment does not operate properly, is not suitable for Customer's intended use, does not have operating and safety instructions or Customer has any questions regarding use of the Equipment, Customer shall not use the Equipment and shall contact Sunbelt immediately.
5. Equipment misuse or using damaged or malfunctioning Equipment may result in serious bodily injury or death and Customer agrees that Customer (i) assumes all risk associated thereunder, and (ii) indemnifies Sunbelt Entities for all claims or damages as a result of misuse or use of damaged or malfunctioning Equipment.
6. Customer has received, read, understands and agrees to the estimated charges and all the terms on this page, plus all sections on the reverse side of this Contract ("Sections"), including Release and Indemnification in Section 8 and Environmental Fee in Section 16, which can also be found at www.sunbeltrentals.com/rentalcontract. *Delivery/Pickup Surcharge fee explanation is available at www.sunbeltrentals.com/surcharge.
7. Customer must contact Sunbelt to request pickup of Equipment, retain the Pick-Up Number given by Sunbelt and will be responsible for Equipment until actuallyretrieved by Sunbelt.
8. Customer waives its right to a jury trial in any dispute as set forth in Section 19.
9. At the election of Sunbelt or Customer, Customer agrees to submit every dispute to arbitration and waives any right to bring a class action as set forth in Section 20.

Customer is declining Rental Protection Plan (see reverse side for details) _____ (Customer Initials)

Customer Signature **Date** **Name Printed** **Delivered By** **Date**

SUNBELT RENTALS

MURPHY'S POWER SERVICES

PC#: 0091
3400A BURRIS RD
DAVIE, FL 33314 2217
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QTY	EQUIPMENT #	Min	Day	Week	4 Week	Amount
SALES ITEMS:						
Qty	Item number	Unit	Price			
	2133XXX000 ENVIRON/HAZMAT/DISPOSAL FEE					
	RENTAL PROTECTION PLAN					353.74
	DELIVERY CHARGE					345.00
	PICKUP CHARGE					345.00
					Sub-total:	3592.70
					Tax:	178.43
					Total:	3771.13

All amounts are in USD

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6. **Customer has received, read, understands and agrees to the estimated charges and all the terms on this page, plus all sections on the reverse side of this Contract ("Sections"), including Release and Indemnification in Section 8 and Environmental Fee in Section 16, which can also be found at www.sunbeltrentals.com/rentalcontract. *Delivery/Pickup Surcharge fee explanation is available at www.sunbeltrentals.com/surcharge.**
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9. **At the election of Sunbelt or Customer, Customer agrees to submit every dispute to arbitration and waives any right to bring a class action as set forth in Section 20.**

Customer is declining Rental Protection Plan (see reverse side for details) _____ (Customer Initials)

Customer Signature **Date** **Name Printed** **Delivered By** **Date**

SUNBELT RENTALS TERMS AND CONDITIONS

1) **DEFINITIONS.** "Authorized Individuals" are those individuals that Customer directly or indirectly allows to use the Equipment, who must be properly trained to use the Equipment, at least 18 years old or the legal age of majority in the state, whichever is greater and are not under the influence of any drugs, alcohol, substances or otherwise impaired. "Customer" is identified earlier and includes any of your representatives, agents, officers, employees or anyone signing this Contract on your behalf. "Environmental Services Charge" is the charge described in Section 17. "Equipment" is the equipment and/or services identified on the other pages provided, together with all replacements, repairs, additions, attachments and accessories and all future Equipment rented. "Incident" is any fine, citation, theft, accident, casualty, loss, vandalism, injury, death or damage to person or property, claimed by any person or entity that appears to have occurred in connection with the Equipment. "Lost" means the Equipment is either stolen, its location is unknown, or Customer is unable to recover it for a period of 30 days. "FMV" is the Equipment's fair market value on or about the date of the Incident relating to the Equipment, plus any administrative fees and expenses ."One Shift" means not more than 8 hours per day, 40 hours per week and 160 hours every 4-week period, provided that double shift will be 150% and triple shift will be 200% of the rental charge on Equipment with hour meters. Ordinary Wear and Tear" means normal deterioration considered reasonable in the equipment rental industry for One Shift use. "Party" means Sunbelt or Customer and together both are the "Parties". "Pick-Up Number" is the number Customer obtains from Sunbelt evidencing the Customer's call to pick up Equipment. "Rental Period" commences when the Equipment is delivered to Customer or the Site Address and continues until the Equipment is returned to the Store or picked up by Sunbelt during normal business hours, provided Customer has otherwise complied with this Contract. "RPP" is the rental protection plan described in Section 10. "Site Address" is the location that Customer represents the Equipment will be located during the Rental Period identified earlier. "Store" is the Sunbelt location identified earlier. "Sunbelt" is Sunbelt and its affiliated companies, their respective officers, directors, employees and agents. "Telematics Data" is data collected within the Equipment or via software relating to the Equipment, its performance, location, or operators. Transportation Surcharge" is a charge intended to defray a wide range of transportation expenses (both direct and indirect), which are not always fully recovered by other transportation charges.

2) **TERMS.** Customer's execution of this Contract or taking possession of the Equipment (whichever occurs first) shall be deemed acceptance of the terms herein for this and all past and future contracts between Sunbelt and Customer upon Customer's receipt of Sunbelt's Equipment under those contracts. Customer rents the Equipment from Sunbelt pursuant to this Contract, which is a true lease. The Equipment (a) is and shall remain the personal property of Sunbelt and (b) shall not be affixed to any other property. Customer shall not pledge or encumber the Equipment in any manner.

3) **PERMITTED USE.** Customer agrees and warrants that (a) Sunbelt has no control over the manner in which the Equipment is operated during the Rental Period by Customer or any third party that Customer implicitly or explicitly permits, (b) prior to each use and its return to Sunbelt, Customer shall inspect the Equipment to confirm that the Equipment is in good condition, without defects, readable decals are on the Equipment, and the Equipment is suitable for Customer's intended use; (c) Customer has access to and reviews the operating and safety instructions and will operate the Equipment in accordance with the manufacturer's instructions and with applicable safety equipment; (d) any apparent agent at the Site Address is authorized to accept delivery of the Equipment (and if Customer requests, Customer authorizes Sunbelt to leave the Equipment at the Site Address without requirement of written receipt); (e) Customer shall immediately stop use and notify Sunbelt if the Equipment is damaged, unsafe, disabled, malfunctioning, warning lights come on, levied upon, threatened with seizure, Lost, or if any Incident occurs; (f) Customer has received from Sunbelt all information needed or requested regarding the operation of the Equipment; (g) Sunbelt is not responsible for providing operator or other training unless Customer specifically requests in writing and Sunbelt agrees to provide such training (Customer being responsible to obtain all training that Customer desires prior to the Equipment's use); (h) Sunbelt is not responsible for Customer's obligation to provide reasonable accommodation(s) to any (disabled) Authorized Individual(s); (i) only Authorized Individuals shall use and operate the Equipment, however Customer is responsible for the Equipment and its use during the Rental Period regardless of the user; (j) the Equipment shall be used and maintained in a careful manner, within the Equipment's capacity and in compliance with all applicable laws, regulations, as well as all operating and safety instructions provided on, in or with the Equipment and all applicable federal, state and local laws, permits and licenses, including but not limited to, OSHA and ADA, as revised; (k) the Equipment shall be kept in a secure location; and (l) Customer shall provide Sunbelt with accurate and complete information, which Sunbelt relies upon to provide the appropriate Equipment to Customer.

4) **PROHIBITED USE.** Customer shall not (a) alter or cover up any decals or insignia on the Equipment, remove any operating or safety equipment or instructions or alter or tamper with the Equipment; (b) assign its rights under this Contract; (c) move the Equipment from the Site Address without Sunbelt's written consent; (d) use the Equipment in a negligent, illegal, unauthorized or abusive manner; or (e) publicize use of the Equipment in any manner (including, without limitation, print, audiovisual or electronic); or (f) allow the use of the Equipment by anyone other than Authorized Individuals (Customer acknowledging that the Equipment may be dangerous if used improperly or by untrained parties).

5) **MAINTENANCE.** Customer shall perform routine maintenance on the Equipment, including routine inspections and maintenance of fuel and oil levels, grease, cooling and fluid systems, batteries, tires/tracks cutting edges, and cleaning in accordance with the manufacturer's specifications, as applicable. All other maintenance or repairs may only be performed by Sunbelt or its agents, but Sunbelt has no responsibility during the Rental Period to inspect or perform any maintenance or repairs unless Customer requests a service call. If Sunbelt determines that repairs to the Equipment are needed, other than Ordinary Wear and Tear, Customer shall pay the full repair charges, additional fees, if any, and rental of the Equipment until the repairs are completed. If Equipment is stolen or damaged in excess of 40% of the Equipment's FMV, Customer will be responsible for the FMV of the Equipment, including sales tax, as applicable. Sunbelt has the right to inspect the Equipment wherever located. Customer has the authority to and hereby grants Sunbelt and its agents the right to enter the physical location of the Equipment for the purposes set forth herein. Sunbelt shall be responsible for repairs needed because of Ordinary Wear and Tear. Customer agrees that repair or replacement of the Equipment is Customer's exclusive remedy for Sunbelt's breach of this Section. Notwithstanding Sunbelt's service commitment, if Customer breaches this Contract, Sunbelt shall have no obligation to stop the Rental Period, commence repairs or rent other equipment to Customer until Customer or its agent agrees to pay for such charges.

6) **CUSTOMER LIABILITY. DURING THE RENTAL PERIOD, CUSTOMER ASSUMES ALL RISK ASSOCIATED WITH THE POSSESSION, CONTROL OR USE OF THE EQUIPMENT, INCLUDING BUT NOT LIMITED TO, PERSONAL INJURY, DEATH, RENTAL CHARGES, THEFT, LOSSES, DAMAGES AND DESTRUCTION, INCLUDING CUSTOMER TRANSPORTATION, LOADING AND UNLOADING, WHETHER OR NOT THE CUSTOMER IS AT FAULT.** After an Incident, Customer shall (a) immediately notify Sunbelt, the police, if necessary, and Customer's insurance carriers; (b) secure and maintain the Equipment and the surrounding premises in the condition existing at the time of such Incident, until Sunbelt or its agents investigate; (c) immediately submit copies of all police or other third party reports to Sunbelt; and (d) as applicable, pay Sunbelt, in addition to other sums due herein, the rental rate for Equipment until the repairs are completed or Equipment replaced plus either (i) the FMV or (ii) the full charges of recovery and repairs of damaged Equipment. Accrued rental charges shall not be applied against these amounts. Sunbelt shall have the immediate right, but not obligation, to reclaim any Equipment involved in any Incident.

7) **NO WARRANTIES. SUNBELT DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE EQUIPMENT, ITS DURABILITY, CONDITION, MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR ANY PARTICULAR PURPOSE. CUSTOMER ACKNOWLEDGES ACCEPTANCE OF THE EQUIPMENT ON AN "AS IS, WHERE IS" BASIS, WITH "ALL FAULTS" AND WITHOUT ANY RECOURSE WHATSOEVER AGAINST SUNBELT ENTITIES. CUSTOMER ASSUMES ALL RISKS ASSOCIATED WITH THE EQUIPMENT AND RELEASES SUNBELT ENTITIES FROM ALL LIABILITIES AND DAMAGES (INCLUDING LOST PROFITS, PERSONAL INJURY, AND SPECIAL, INCIDENTAL AND CONSEQUENTIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES) IN ANY WAY CONNECTED WITH THE EQUIPMENT, ITS INSTALLATION, OPERATION OR USE OR ANY DEFECT OR FAILURE THEREOF, A BREACH OF SUNBELT'S OBLIGATIONS HEREIN OR ERRORS OR INACCURACIES IN INFORMATION OBTAINED FROM CUSTOMER OR THIRD PARTIES, UPON WHICH SUNBELT RELIES; PROVIDED HOWEVER, IF CUSTOMER IS A CONSUMER UNDER APPLICABLE LAW, THEN NO CONSEQUENTIAL DAMAGES LIMITIATION OF INJURIES TO PERSONS SHALL APPLY.**

8) **RELEASE AND INDEMNIFICATION. TO THE FULLEST EXTENT PERMITTED BY LAW, CUSTOMER INDEMNIFIES, RELEASES, HOLDS SUNBELT ENTITIES HARMLESS AND AT SUNBELT'S REQUEST, DEFENDS SUNBELT ENTITIES (WITH COUNSEL APPROVED BY SUNBELT), FROM AND AGAINST ALL LIABILITIES, CLAIMS, LOSSES, DAMAGES, AND EXPENSES (INCLUDING ATTORNEY'S AND/OR LEGAL FEES AND EXPENSES) HOWEVER ARISING OR INCURRED, RELATED TO ANY INCIDENT, DAMAGE TO PROPERTY, INJURY OR DEATH OF ANY PERSON, CONTAMINATION OR ALLEGED CONTAMINATION, OR VIOLATION OF LAW OR REGULATION CAUSED BY OR CONNECTED WITH THE (a) ACCESS, USE, POSSESSION OR CONTROL OF THE EQUIPMENT BY CUSTOMER OR ANY THIRD PARTY THAT CUSTOMER IMPLICITLY OR EXPLICITLY PERMITS TO ACCESS, USE, POSSESS OR CONTROL THE EQUIPMENT DURING THE RENTAL PERIOD OR (b) BREACH OF THIS CONTRACT, WHETHER OR NOT CAUSED IN PART BY THE ACTIVE OR PASSIVE NEGLIGENCE OR OTHER FAULT OF ANY PARTY INDEMNIFIED HEREIN AND ANY OF THE FOREGOING ARISING OR IMPOSED IN ACCORDANCE WITH THE DOCTRINE OF STRICT OR ABSOLUTE LIABILITY. CUSTOMER ALSO AGREES TO WAIVE ITS WORKERS' COMPENSATION IMMUNITY, TO THE EXTENT APPLICABLE. CUSTOMER'S INDEMNITY OBLIGATIONS SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THIS CONTRACT.** All of Customer's indemnification obligations under this paragraph shall be joint and several.

9) **INSURANCE**. During the Rental Period, Customer shall maintain, at its own expense, the following minimum insurance coverage: (a) for Customers using Equipment for non personal use, general liability insurance of not less than $1,000,000 per occurrence, including coverage for Customer's contractual liabilities herein such as the release and indemnification clause contained in Section 8; (b) for Customers using Equipment for non personal use, property insurance against loss by all risks to the Equipment, in an amount at least equal to the FMV thereof, unless RPP is elected at the time of rental and paid for prior to any Incident; (c) worker's compensation insurance as required by law; and (d) automobile liability insurance (including comprehensive and collision coverage, and uninsured/underinsured motorist coverage), in the same amounts set forth in subsections (a) and (b), if the Equipment is to be used on any roadway. Such policies shall be primary, non-contributory, on an occurrence basis, contain a waiver of subrogation, name Sunbelt and its agents as an additional insured (including an additional insured endorsement) and loss payee, and provide for Sunbelt to receive at least 30 days prior written notice of any cancellation or material change. Any insurance that excludes boom damage or overturns is a breach. Customer shall provide Sunbelt with certificates of insurance to insurancecertificates@sunbeltrentals.com evidencing the coverages required above prior to any rental and any time upon Sunbelt's request. To the extent Sunbelt Entities carry any insurance, Sunbelt Entities' insurance will be considered excess insurance. The insurance required herein does not relieve Customer of its responsibilities, indemnification, or other obligations provided herein, or for which Customer may be liable by law or otherwise.

10) **RENTAL PROTECTION PLAN.** Customer's repair or replacement responsibility in Sections 5 and 6 of this Contract is modified by the RPP, if offered on the Equipment, and Sunbelt shall limit the amount Sunbelt collects from Customer for the Equipment loss, damage or destruction to the following amounts for each piece of Equipment, per each occurrence: (a) 10% of the FMV for Lost Equipment, up to a maximum of $500 per piece of Equipment; (b) 10% of the repair charges for incidental or accidental damage to Equipment, up to a maximum of $500 per piece of Equipment; (c) charges in excess of $50 per tire for tire repairs; and (d) nothing for the rental charges which would otherwise accrue during the period when damaged or destroyed Equipment is being repaired or replaced by Sunbelt or Lost Equipment is being replaced; provided however, the foregoing RPP liability reduction only applies if the Conditions (defined below) are satisfied and an Exclusion (defined below) does not apply. The RPP is NOT INSURANCE and does NOT protect Customer from liability to Sunbelt or others arising out of possession, control or use of the Equipment, including injury or damage to persons or property. **THE RPP IS A CONTRACTUAL MODIFICATION OF CUSTOMER'S LIABILITY.** All of the following **"Conditions"** must be satisfied for the RPP and the corresponding liability reduction to apply: (i) Customer accepts the RPP in advance of the rental; (ii) Customer pays 15% of the gross rental charges as the fee for the RPP (plus applicable taxes); (iii) Customer fully complies with the terms of this Contract; (iv) Customer's account is current at the time of the loss, theft, damage or destruction of the Equipment; and (v) none of the Exclusions apply. Customer assumes the Exclusion risks, meaning that if any Exclusion occurs, the RPP does NOT reduce the liability of Customer to Sunbelt for the loss, theft, damage or destruction resulting from such Exclusion. **"Exclusions"** shall mean loss, theft, damage or destruction of the Equipment: (A) due to intentional misuse; (B) caused by Lost Equipment not reported by Customer to the police within 48 hours of discovery, and substantiated by a written police report (promptly delivered to Sunbelt); (C) due to floods, water level changes, wind, storms, earthquakes or Acts of God; and (D) accessories or Equipment for which Customer is not charged the RPP fee. **THE EXCLUSIONS REMAIN THE LIABILITY OF CUSTOMER AND ARE NOT MODIFIED BY THE RPP. RPP IS REFLECTED ON THIS CONTRACT AS PART OF CUSTOMER'S ESTIMATED CHARGES UNLESS CUSTOMER HAS ELECTED TO DECLINE RPP IN WRITING, FAILS TO PAY THE RPP FEE OR MADE OTHER CONTRACTUAL ARRANGEMENTS WITH SUNBELT.** Notwithstanding anything to the contrary in this Contract, if Lost Equipment is later recovered, Sunbelt retains ownership of the Equipment regardless of any payments made by Customer or Customer's insurance company with respect to such Equipment, all of which payments are non-refundable. Customer agrees to promptly return any Equipment that is recovered. Sunbelt shall be subrogated to Customer's rights to recover against any person or entity relating to any loss, theft, damage or destruction to the Equipment. Customer shall cooperate with, assign Sunbelt all claims and proceeds arising from such loss, theft, damage or destruction, execute and deliver to Sunbelt whatever documents are required and take all other necessary steps to secure in Sunbelt such rights, at Customer's expense.

11) **RENTAL RATES.** The total charges specified in this Contract are: (a) estimated based upon Customer's representation of the estimated Rental Period identified herein (rental rates beyond the estimated Rental Period may change) and other information conveyed by Customer to Sunbelt; and (b) for the Equipment's use for One Shift, unless otherwise noted. Weekly and 4 week rental rates shall not be prorated. Rental charges accrue during Saturdays, Sundays and holidays. The rental rates do not include and Customer is responsible for, (i) all consumables, fees, licenses, present and future taxes and any other governmental charges based on Customer's possession and/or use of the Equipment, including additional fees for more than One Shift use; (ii) delivery and pickup charges to and from the Store, including but not limited to any freight, transportation, delivery, pickup and surcharge fees listed in this Contract; (iii) maintenance, repairs and replacements to the Equipment as provided herein; (iv) a cleaning fee if required; (v) miscellaneous charges, such as fees for lost keys, RPP, costs to recover Equipment, emergency mobilization or store opening; (vi) fuel used during the Rental Period and for refueling Equipment as described below; (vii) fines for use of dyed diesel fuel in on-road Equipment; and (viii) an Environmental Services Charge (see www.sunbeltrentals.com/environmentalfee) and (ix) Transportation Surcharge (see www.sunbeltrentals.com/surcharge). The convenience charge for off road diesel fuel does not include governmental motor fuel taxes or charges. Sunbelt collects these fees as revenue and uses them at its discretion.

12) **PAYMENT.** Customer shall pay for the rental of Equipment, sale of Equipment, materials and all other items and services identified in this Contract and all other amounts due, without any offsets, in full, in advance at the time of rental, unless Sunbelt approves Customer's executed commercial credit application. Commercial customers who are approved for Sunbelt's extended payment terms must pay, in arrears, upon receipt of Sunbelt's invoice, either by cash, check or ACH. Customer must notify Sunbelt in writing of any disputed amounts, including credit card charges, within 15 days after the receipt of the invoice/contract or Customer shall be deemed to have irrevocably waived its right to dispute such amounts. At Sunbelt's discretion, any account with a delinquent balance may be placed on a cash basis, deposits may be required and the Equipment may be picked up without notice. Due to the difficulty in fixing actual damages caused by late payment, Customer agrees that a service charge equal to the lesser of 1.5% per month or the maximum rate permitted by law shall be assessed on all delinquent accounts, until paid in full. Customer shall reimburse Sunbelt for all costs incurred in collecting any late payments, including, without limitation, attorneys' fees. Payment of any late charge does not excuse Customer of any default under this Contract. Customer shall pay a fee of $75 for each check returned for lack of sufficient funds to compensate Sunbelt for its overhead for processing missed payment. Deposits will only be returned after all amounts are paid in full. **CUSTOMER AGREES THAT IF A CREDIT OR DEBIT CARD IS PRESENTED TO PAY FOR CHARGES OR TO GUARANTEE PAYMENT, CUSTOMER AUTHORIZES SUNBELT TO CHARGE THE CREDIT OR DEBIT CARD ALL AMOUNTS SHOWN ON THIS CONTRACT AND CHARGES SUBSEQUENTLY INCURRED BY CUSTOMER, INCLUDING BUT NOT LIMITED TO, LOSS OF OR DAMAGE TO THE EQUIPMENT AND EXTENSION OF THE RENTAL PERIOD.** Effective June 1, 2021 and where permitted by law, Sunbelt may impose a surcharge of 2% (minimum $3) for credit card payments on charge accounts. This surcharge is not greater than Sunbelt's merchant discount rate for credit card transactions and is subject to sales tax in some jurisdictions.

13) **RETURN OF EQUIPMENT.** Sunbelt may terminate this Contract at any time, for any reason. The Equipment shall be returned to Sunbelt (when needed for inspections, maintenance and at the end of the Rental Period) in the same condition it was received, less Ordinary Wear and Tear and free of any hazardous materials and contaminants. Customer will return the Equipment at the end of the Rental Period, but will continue to be responsible for rental and other charges after the Rental Period if the Equipment is not returned in the condition required herein. If Sunbelt delivered the Equipment to Customer, Customer shall notify Sunbelt that the Equipment is ready to be picked up at the Site Address and obtain a Pick-Up Number, which Pick-Up Number Customer should keep as proof of the call; provided Customer remains liable for any loss, theft, damage to or destruction of the Equipment until Sunbelt confirms that the Equipment is returned in the condition required herein. Customer will not be charged the rental charges after the date the Pick-Up Number is given, provided Customer has otherwise complied with this Contract. No pickups occur on Sundays or statutory holidays and Saturday pickups are dependent on specific Store hours. If Customer picked up Equipment, Customer shall return Equipment to the same Store during that Store's normal business hours. If the Equipment is not returned by the estimated end of the Rental Period specified earlier, Customer agrees to pay the applicable rental rate for the Equipment until the end of the Rental Period.

14) **PURCHASES.** If this Contract identifies any Equipment, materials or other items that is to be purchased by Customer, Sunbelt sells and delivers such items to Customer on an **"AS IS, WHERE IS"** basis, with all faults and without any warranties (other than manufacturer warranties, if any) in consideration for Customer's payment to Sunbelt of the full purchase price of the item, Sunbelt retains title to the item until Customer has paid in full.

15) **DEFAULT.** Customer shall be in default if Sunbelt deems itself insecure or if Customer: (a) fails to pay sums when due; (b) breaches any Section of this Contract; (c) becomes a debtor in a bankruptcy proceeding, goes into receivership, takes protection from its creditors under any insolvency legislation, ceases to carry on business, or has its assets seized by any creditor; (d) fails to insure the Equipment as required, or otherwise places the Equipment at risk; (e) fails to return Equipment immediately upon Sunbelt's demand; or (f) is in default under any other contract with Sunbelt. If a Customer default occurs, Sunbelt shall have, in addition to all rights and remedies at law or in equity, the right to repossess the Equipment without judicial process or prior notice. Customer shall pay all of Sunbelt's costs, including reasonable costs of collection, court costs, attorneys and legal fees, incurred in exercising any of its rights or remedies herein. Sunbelt shall not be liable due to seizure of Equipment by order of governmental authority. **CUSTOMER WAIVES ANY RIGHT OF ACTION AGAINST SUNBELT ENTITIES FOR SUCH REPOSSESSION.**

16) **CRIMINAL WARNING.** The use of false identification to obtain Equipment or the failure to return Equipment by the end of the Rental Period may be considered theft, subject to criminal prosecution and civil liability where permitted, pursuant to applicable laws.

17) **ENVIRONMENTAL SERVICES CHARGE.** To promote a clean and sustainable environment, Sunbelt takes various measures to comply with applicable environmental regulations, as well as with Sunbelt's own policies. Sunbelt also incurs a wide range of environmental related expenses (both direct and indirect). These expenses may include services such as waste disposal, construction and maintenance of cleaning facilities, acquisition of more fuel-efficient equipment, as well as, labor costs, administration costs, etc. To help offset these and other costs, Sunbelt assesses an Environmental Services Charge, plus applicable taxes thereon in connection with certain rentals. The Environmental Services Charge is not a tax or governmentally mandated charge and is not designated for any particular use or placed in an escrow account, but is a charge that Sunbelt collects as revenue and uses at its discretion.

18) **FUEL.** For Equipment that uses fuel, Customer has three options: (a) Prepay Fuel Option - Customer may purchase a full tank of fuel for the Equipment at the start of the rental, in which case a "convenience charge" will appear on this Contract (calculated by multiplying the estimated fuel capacity of Equipment by the Prepay per gallon rate). As an added benefit, Customer may return the Equipment full of fuel and the convenience charge will be refunded (however, if not returned full, Customer will not obtain any credit for fuel left in the Equipment upon return); (b) Pay on Return Option - if Customer returns Equipment with less fuel than when received, Customer shall pay a refueling charge (calculated by multiplying gallons required to refill tank with fuel to level when received, by the Pay on Return per gallon rate); and (c) Return Full Option – if Customer returns the Equipment with at least as much fuel as when it was received (most Sunbelt Equipment comes with a full tank of fuel, but not all), no fuel charge will be assessed. The cost of Customer refueling Equipment itself will generally be lower than the Prepay Fuel Option or the Pay on Return Option; however these options each allow for the convenience of not refueling. Customer agrees that none of these options are a retail sale of fuel.

19) **LIMITATION OF SUNBELT'S LIABILITY. IN CONSIDERATION OF THE RENTAL OF EQUIPMENT, CUSTOMER AGREES THAT SUNBELT'S LIABILITY UNDER THIS CONTRACT, INCLUDING ANY LIABILITY ARISING FROM SUNBELT'S, SUNBELT ENTITIES, OR ANY THIRD PARTY'S COMPARATIVE, CONCURRENT, CONTRIBUTORY, PASSIVE OR ACTIVE NEGLIGENCE OR THAT ARISES AS A RESULT OF ANY STRICT OR ABSOLUTE LIABILITY, SHALL NOT EXCEED THE TOTAL RENTAL CHARGES PAID BY CUSTOMER UNDER THIS CONTRACT.**

20) **JURY TRIAL WAIVER. IN ANY DISPUTE ARISING OUT OF, IN CONNECTION WITH, OR IN ANY WAY PERTAINING TO THIS CONTRACT, CUSTOMER AND SUNBELT HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT TO A TRIAL BY JURY, THIS WAIVER BEING A MATERIAL INDUCEMENT TO ENTERING INTO THIS CONTRACT.**

21) **ARBITRATION AGREEMENT & CLASS ACTION WAIVER. AT THE ELECTION OF CUSTOMER OR SUNBELT, ANY DISPUTE ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY PERTAINING TO THIS CONTRACT SHALL BE SETTLED BY ARBITRATION BROUGHT IN THE PARTY'S INDIVIDUAL CAPACITY AND NOT AS A PLAINTIFF IN A PURPORTED CLASS OR REPRESENTATIVE CAPACITY, ADMINISTERED BY THE AMERICAN ARBITRATION ASSOCIATION UNDER ITS COMMERCIAL ARBITRATION RULES OR BY JAMS PURSUANT TO ITS STREAMLINED ARBITRATION RULES AND PROCEDURES AND JUDGEMENT ON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF. THERE SHALL BE NO RIGHT OR AUTHORITY FOR ANY CLAIMS TO BE ARBITRATED OR TRIED ON A CLASS ACTION BASIS.**

22) **COMPLIANCE WITH EXPORT AND IMPORT LAWS.** Removal of the Equipment from the United States ("U.S.") is prohibited under this Contract. If Customer desires or causes the transport and/or operation of the Equipment outside of the U.S., Customer must (a) obtain Sunbelt's consent prior to taking such action, including approval of established customs broker, and (b) execute an amendment to this Contract, which amendment is incorporated herein. If Customer exports or re-exports without complying with the above sentence, Customer agrees that (i) the Equipment is subject to and must comply with all applicable export laws, including but not limited to the Export Administration Regulations; and (ii) Customer, as the exporter/importer of record, is responsible for: (A) determining whether and obtaining if necessary, export or re-export licenses or other authorizations as required prior to exporting or re-exporting the Equipment, (B) obtaining any required documentation necessary for return of the Equipment, and (C) ensuring no unauthorized transfers or diversions of the Equipment occur. Refer to www.bis.doc.gov for information.

23) **COLLECTION OF DATA.** Customer consents to the collection, use and disclosure of the data and information Customer voluntarily provides to Sunbelt, including personal identifiable information and financial information, as well as the Telematics Data collected from the Equipment, as described in our Privacy Policy found at www.sunbeltrentals.com/privacypolicy.

24) **GOVERNING LAW.** The Parties expressly and irrevocably agree: (a) this Contract, including any related tort claims, shall be governed by the laws of South Carolina, without regard to any conflicts of law principles and (b) if any Section of this Contract is prohibited by any law, such Section shall be ineffective to the extent of such prohibition without invalidating the remaining Sections.

25) **FORCE MAJEURE**. Sunbelt shall not be liable or responsible to the Customer, nor be deemed to have defaulted under or breached this Contract, for any failure or delay in fulfilling or performing any term of this Contract when and to the extent such failure or delay is caused by or results from acts beyond Sunbelt's control, including, without limitation, the following force majeure events ("Force Majeure Event(s)"): (a) acts of God; (b) flood, fire, earthquake, epidemics, pandemics or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order, law, regulations, shutdowns, or actions; (e) embargoes or blockades in effect on or after the date of this Contract; (f) national or regional emergency; (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; (h) shortage of adequate power or transportation facilities; and (i) other events beyond the control of Sunbelt.

26) **MISCELLANEOUS.** This Contract, together with any Customer executed commercial credit application, if any, constitutes the entire agreement of the Parties regarding the Equipment and may not be modified except by written amendment signed by the Parties. Any reference in Customer's purchase order or other Customer document to other terms that shall control this transaction shall be void. This Contract benefits solely the Parties and their respective permitted successors and assigns and nothing in this Contract, express or implied, confers on any other person any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Contract. Customer's obligations hereunder shall survive the termination of this Contract. If any term is invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other term or invalidate or render unenforceable such term. This Contract and all of Customer's rights in and to the Equipment are subordinate to all rights, title and interest of all persons (including Sunbelt's lenders) who have rights in the Equipment. Headings are for convenience only. To the extent that any terms in this Contract conflict, the Parties agree that the more specific terms control. A copy of this Contract shall be valid as the original. Any failure by Sunbelt to insist upon strict performance of any Section of this Contract shall not be construed as a waiver of the right to demand strict performance in the future. Customer and the person signing this Contract agree, represent and warrant that: (a) the person executing is 18 or the legal age of majority in the state, whichever is greater and they both have full authority to execute, deliver and perform this Contract; and (b) this Contract constitutes a legal, valid and binding obligation of Customer, enforceable in accordance with its terms. If the Parties have a fully executed, active agreement, intended to govern over conflicting terms and conditions, such agreement shall take precedence over the terms herein.

Additional terms and conditions for Shoring can be found at https://www.sunbeltrentals.com/about/shoring-bridging-additional-terms-and-conditions/

Rev Date 06/16/2021

CREATIVE NORTH, INC.

PROPERTY MAINTENANCE LANDSCAPE CONTRACTOR

REMIT CHECK PAYMENT TO:

Creative North, Inc.

4084 Staghorn Lane Weston, Fl 33331

Bill To:

Monterra CDD
c/o Elizabeth Ladner
8451 Monterra Boulevard
Cooper City, FL 33024

Property Name & Ship to Address:

PROPOSAL

Date 9/23/2026

Proposal # EST08008

This Proposal Expires in 30 Days

Description	Qty	Rate	Amount
MONTERRA CDD - IRRIGATION ELECTRICAL SERVICES FOR ELECTRICIAN TO CONNECT AND DISCONNECT TEMPORARY GENERATOR FROM THE IRRIGATION PUMP LOCATED ON THE SOUTH END OF ESTADA AND IS RESPONSIBLE FOR PINE ISLAND IRRIGATION.			
Services Labor for Electrician to make initial connection and eventual disconnection from temporary Generator to the Irrigation Pump located on the south end of Estada and is responsible for watering the Pine Island Median.	1	1,300.00	1,300.00
*** Note that we will submit weekly invoices to refill tank with diesel fuel, at 20% over cost to cover expenses.***			

Office Location: Creative North, Inc.

1565 North Park Drive Suite 102 Weston, Fl 33326

Phone 954.616.5262 Fax 954.916.7673

Info@CreativeNorthInc.com www.CreativeNorthInc.com

TOTAL **$1,300.00**

Upon reciept of this signed Proposal, CNI office will process, order materials & schedule work accordingly.
The terms and content of this proposal are accepted and agreed to by,

Signature:_____Date:_____


ALLWATER

ALLWATER

Our Capabilities



Pond and Lake Management

AllWater manages over 1mm acres of aquatic habitats across 11 states. Our 30 years' experience, highly trained staff, deep technical expertise, and wide array of capabilities, along with our long-standing relationships, set us apart in the aquatics industry.



Natural Areas Management

With our certified Natural Areas applicators and fleet of airboats equipped with Raven Precision Guides application equipment, AllWater oversees large lake and natural resource management programs for countless government agencies and utility clientele. Services include: algae and aquatic wed control; water testing and restoration, lake mapping, shoreline erosion management, and fish stocking and management.



Dredging and Bathymetry Mapping

Our experienced consulting team performs bathymetric surveys and analysis internally, providing multiple layers of data to ensure your ecosystems are healthy and in compliance. AllWater boasts 6 hydraulic dredges with trained crews, along with certified equipment operators and long reach excavation equipment to perform mechanical dredging when needed.



Environmental Consulting

Our in-house consulting team performs a range of services, including wetland consulting, permitting, environmental assessments, wildlife studies and water quality testing and analysis. In addition, all services provided by AllWater are environmentally conscious. As stewards of the planet, our commitment is to protect every aquatic ecosystem we care for.

305 Indigo Drive, Brunswick, GA 31525 | (912) 466-9800 | www.all-water.com

Dear Elizabeth,

Thank you for the opportunity to submit the attached proposal for the management of Monterra CDD's aquatic environments. Please review the below proposal and feel free to contact us should you have any questions at all.

Service Address: **8451 Monterra Boulevard**

Hollywood, 33024

Contact Name: Elizabeth Ladner

Contact Email: lladner@inframark.com

Quantity of Wetlands: Areas Marked in Red on Map Below

Section name

Product	Rate	Qty	Annual Total
Initial Wetland Clean-Up - AllWater will provide crew and equipment for the cut and remove woody vegetation along the boarders of the two wetlands. We will need to breach the fence in one or two locations to speed up the removal process. We will use a woodchipper for an onsite disposal	$24,600.00	1	$24,600.00
Quarterly Wetland Management - Include quarterly inspections, treatment of nuisance vegetation and algae at a time of year as deemed necessary and appropriate by contractor. - Removal of inorganic debris weighing less than 25lbs, up to an amount not exceeding the capacity of a 5 gallon bucket per pond. Excessive trash cleanup will incur an additional charge at a rate of $75/hour. - Quarterly report outlining observations regarding water quality, turbidity, wildlife activity, erosion indicators and general aesthetic and health of the system.	$3,850.00	4	$15,400.00

Section total	$40,000.00
Total	$40,000.00

ALLWATER

SITE OVERVIEW



This is an agreement between ALLWATER , and Monterra CDD (“Customer”).

1. ALLWATER shall provide the following services on the Property:
    1. Weed and algae defoliation with 20% decrease in herbicides.
    2. At least one visit per quarter.
2. Special: Light Trash and debris removal on scheduled visits and keeping the culvert systems free of obstructions.
3. Total Contract Amount: $40,000.00 per year
4. Payment Agreement: Customer agrees to purchase the service specified and to pay ALLWATER , as follows:
    1. Start Payment (due upon acceptance):
    2. Quarterly Payments to be calculated as the Total Contract Amount divided by four (4).
    3. Customer agrees to make payment to ALLWATER on the 1st day of each calendar quarter via ACH. Customer authorizes ALLWATER to charge/debit the bank account provided for the above Quarterly Payment Amount, each quarter on the 1st day of the quarter (or the next business day if the 1st falls on a weekend or bank holiday) for a period of 12 months. The ACH quarterly payments shall continue each quarter unless and until Customer cancels the payment in accordance with the terms of this agreement.
    4. Contract prices are subject to change with annual rate increase
    5. Start Date: Within 15 days of acceptance, unless otherwise specified:
5. Customer agrees to notify ALLWATER of any chemical spills located on site.
6. Payment of services is due on the 25th day of each quarter. Customer agrees to pay interest on all late payments. This interest amount is set at 18% APR or 1.5% per month.
    1. ALLWATER shall be entitled to suspend services for any account (90) days past due until payment is received in full.
    2. Any account sent to collections will be responsible for any fees and/or expenses during the collection process.
    3. A $35.00 fee will be charged for any NSF or returned check.
    4. In the event that ALLWATER engages counsel to recover any unpaid fees or delinquent invoices, Client shall be responsible for payment of all attorney's fees and expenses incurred by ALLWATER.
7. In the event payment for the services is not received from Customer, ALLWATER shall have the right to file a lien on the Property where the services were performed in accordance with the laws of the state where the Property is located.
8. Customer acknowledges and understands that ALLWATER, may use heavy machinery, and that such machinery may cause underlying damage to paved and other prepared surfaces. ALLWATER, shall not be liable for any weight-related damage caused to any driveways, landscaping, and other ground structures.
9. ALLWATER agrees to provide the following insurance certificate upon request: General Liability, Workers Compensation and Auto Liability. If Monterra CDD uses a third-party insurance compliance program, any expense associated with that program is the sole responsibility of Monterra CDD. ALLWATER agrees to enroll in the compliance program and will issue an invoice to Monterra CDD for the fees associated with the enrollment.
10. Customer has designated the below-named individual to serve as its primary contact with respect to this contract and to act as its authorized representative with respect to matters pertaining to this contract with full authority to bind Customer with respect to all matters requiring Customer’s approval or authorization. In the event that the designated authority changes, the Customer agrees that the new authority delegated assumes all responsibilities and legalities pertaining to this contract.
11. All notices, requests, consents, claims, demands, waivers, and other communications shall be in writing and deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by nationally recognized overnight courier (receipt requested); (c) on the date sent by email if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to Customer at the address indicated in the signature block below and to ALLWATER at its principal office address.
12. The relationship between the parties is that of independent contractors.
13. Customer agrees to indemnify, hold harmless and defend ALLWATER and its shareholders, directors, managers, officers, employees, subcontractors, and agents from and against any action, claim, demand, loss, damage, liability or expenses, including attorneys’ fees and costs, arising from or relating to: (i) Customer’s breach of this agreement; (ii) the negligence, gross negligence, recklessness, willful misconduct or intentional act or omission of Customer or any of its representatives; (iii) the course of the services; and/or (iv) any contracts with third party vendors or service providers entered into by Customer. Customer agrees that ALLWATER shall have the right to participate in and control the defense of any such claim through counsel of its own choosing.
14. In no event shall ALLWATER 's liability exceed the total contract price actually paid to ALLWATER for the services hereunder.

15. In the event of a merger or a buy-out of the Property or Customer, the contract shall carry on to the new owner or company. Only ALLWATER has the right to terminate the contract under these circumstances.

1. Termination of Contract:
    1. A 60-day written notice is required before the end of said contract or the contract will automatically renew for the time of the original contract.
    2. Dissatisfaction: Customer agrees to notify ALLWATER in writing, of dissatisfaction. ALLWATER has 45 days to rectify the problem. If the problem is not solved within 45 days, Customer may then terminate the contract.
2. No modification of this contract can be made unless agreed upon by both parties and then put in writing.
3. This contract will be governed by and construed, interpreted and enforced in accordance with the laws of the State of Florida.
4. Any dispute arising from or related to this contract shall be filed in a court having jurisdiction over persons and subject matter and sitting in Hillsborough County, Florida, without limiting ALLWATER's right to file a lien or lawsuit in the county where the property is located in its sole discretion. The parties hereby consent to personal jurisdiction and venue in Hillsborough County, Florida for any dispute arising out of or related to this contract. In the event of any legal action brought by either party to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the parties agree that the prevailing party shall recover such reasonable amount for fees, costs, and expenses, including attorneys' fees as may be set by a court.
5. ALLWATER shall not be deemed in default with respect to the performance of any of the terms, covenants, and conditions of this contract to be performed by it if any failure of its performance shall be due to any Act of God, fire, natural disaster, accident, act of government, terrorism, war, strikes or other labor disturbances, shortages of material, supplies or utilities, or any other cause whatsoever (including failure of Customer to supply necessary data or instructions) beyond the reasonable control of ALLWATER and the time for performance by ALLWATER shall be extended by the period of delay resulting from or due to any of said causes.
6. This contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same document. For purposes of this contract, use of a facsimile, e-mail, or other electronic medium shall have the same force and effect as an original signature.
7. Proposal Expiration and DCeposit Deadlines: The pricing quoted in this proposal is valid for forty-five (45) days from the date of issuance. The initial start payment (deposit) must be received by ALLWATER within net 10 days of invoice date. If this proposal is not accepted or start payment is not received within these parameters, ALLWATER reserves the right to reprice or withdraw the proposal at its sole discretion.

_____

Date

ALLWATER

Billing & Operations Contact Information

To ensure seamless project execution, please provide the billing and operations contacts for this project. Billing details allow our team to issue invoices promptly upon project commencement. If billing information differs from the site contact or proposal signer, enter the appropriate accounts payable information below. Operations contact details ensure our team can coordinate directly with the right on-site representative throughout the engagement.

All fields marked with an asterisk are required.

BILLING CONTACT NAME*

BILLING CONTACT TITLE

BILLING CONTACT EMAIL*

BILLING CONTACT PHONE*

BILLING ADDRESS*

PO NUMBER OR SPECIAL BILLING INSTRUCTIONS

OPERATIONS CONTACT NAME*

OPERATIONS CONTACT TITLE

OPERATIONS CONTACT EMAIL*

OPERATIONS CONTACT PHONE*

THANK YOU AND WE LOOK FORWARD TO WORKING WITH YOU!

Proposal

Proposal No.: **419523**

Proposed Date: 09/25/26

PROPERTY:	FOR:
Monterra CDD - Maintenance Clubhouse Manager Monterra CDD 8451 Monterra Blvd Cooper City, FL 33024	Holiday Lights

Palms and trees trimmed in 4 different locations

- **Pine island road main entrance**
- **Corner of Pine island road and Stirling Rd, Monterra sign**
- **Sheridan street Entrance**
- **University drive Entrance**

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut ¼ to ½ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch

collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc.., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for

controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
Holiday light trimming			
Hardwood Pruning			$998.40
Royal poinciana	3.00	CT	
Palm Pruning			$8,214.64
Sylvester Palm Pruning	23.00	CT	
Bismarck Palm Pruning	2.00	CT	
Multi Trunk Alexander palms	9.00	CT	
Royal Palm Pruning	18.00	CT	
Green Waste Dumping	3.00	EA	
		Total:	**$9,213.04**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.
Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)	**Date**
Printed Name (Owner/Property Manager)	
	9/25/2026
Signature - Representative	**Date**

Elizabeth Ladner

From: Adelson Georges <ageorges@kss1.com>
Sent: Thursday, September 10, 2026 8:25 PM
To: Elizabeth Ladner
Subject: [EXTERNAL] Fw: Year/Age of Equipment

This message is from an external sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

Here's the information Jason ask for

Adelson Georges

From: Monterra Front Desk <frontdesk@monterracdd.com>
Sent: Thursday, 10 September 2026 20:18:00
To: Adelson Georges <ageorges@kss1.com>
Subject: FW: Year/Age of Equipment

From: AAF Service Department <service@allamericanfitness.net>
Sent: Thursday, September 10, 2026 8:10 PM
To: Monterra Front Desk <frontdesk@monterracdd.com>; Monterra Clubhouse Manager <clubhousemanager@monterracdd.com>
Subject: Year/Age of Equipment

Here are the dates of the strength equipment.
Regarding the one Cardio item, they are starting to discontinue some of the bike parts, I can get them to quote that out as well, if you would like. Just let me know.

CYBEX ARM CURL SN# F0331120709098N - 01-Apr-2011
CYBEX TRICEP EXTENSION - SN#F0519120809032N
CYBEX EAGLE CHEST PRESS SN# F0324110009053N - 01-Apr-2011
CYBEX BRAVO SN# F0623088109040N - 14-July-2011
CYBEX SMITH MACHINE - SN# F0526161120900 - END OF LIFE
CYBEX LEG PRESS - SN#F0623110409005N - 01-Apr-2011
CYBEX LEG EXTENSION - SN#F0603120519048N - 01-Apr-2011
CYBEX LEG CURL - SN# F0610120609001N - 01-Apr-2011
CYBEX FLY REAR DELT - SN#F0429121119016N - 01-Apr-2011
CYBEX ADJUSTABLE BENCH (X3) - SN#F0421160009096N - 01-Apr-2011
CYBEX LAT PULLDOWN - 01-Apr-2011
CYBEX OVERHEAD PRESS - 01-Apr-2011

STAIRMASTER SN# 150005DAY13080080 27-JUNE-2013
** CYBEX RECUMBENT BIKE SN# F0510750R011N - 13-May-2011 - Parts Not Available, leaning towards end of life. **

--

Respectfully,

Michelle Walsh Colon

All American Fitness Repair LLC.
(M) 954-594-2401
(O) 954-825-1618
(E) service@allamericanfitness.net
1451 W Cypress Creek Rd #300 Ft Lauderdale FL 33309

Disclaimer

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MATRIX

CONFIDENTIAL



FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

MONTERRA CDD
Michelle Colon
September 10, 2026

PREPARED BY

Matrix Fitness
Clint Judd
1600 Landmark Dr
Cottage Grove, WI 53527
clint.judd@matrixfitness.com

MATRIX

CONFIDENTIAL



QUOTE

QUOTE

MATRIX

Date: 09/10/2026
Quote #: QUO-18335-G0Q9S1
Expires On: 10/10/2026

Primary Sales Contact
Clint Judd
P: (786) 897-9062
clint.judd@matrixfitness.com

Alternate Sales Contact
Dylan Hartmann
P: (608) 839-8805
Dylan.Hartmann@johnsonfit.com

Bill To:
MONTERRA CDD
Michelle Colon
8451 MONTERRA BLVD
clubhousemanager@monterracdd.com
COOPER CITY, FL 33024
US
service@allamericanfitness.net

Ship To:
MONTERRA CDD
8451 MONTERRA BLVD
clubhousemanager@monterracdd.com
COOPER CITY, FL 33024
US

Comments:

Shipping Notes:

- Strength Frame Color:Black Matte - Pad Color:*Black (std) - Cardio Frame Color: *Matte Black

Qty	Model Number	Description (Sell sheet hyperlinks in Blue)	List Price	Net Unit Price	Ext. Price
1	G7-S13B-03	Ultra Base - S13B - Chest Press - BM	$6,800.00	$3,635.00	$3,635.00
1	G7-S22B-03	Ultra Base - S22B - Rear Delt/Pec Fly - BM	$6,645.00	$3,535.00	$3,535.00
1	G7-S23B-03	Ultra Base - S23B - Converging Shoulder Press - BM	$6,645.00	$3,535.00	$3,535.00
1	G7-S33B-03	Ultra Base - S33B - Diverging Lat Pull - BM	$6,645.00	$3,535.00	$3,535.00
1	G7-S41B-03	Ultra Base - S41B - Dependent Arm Curl - BM	$5,880.00	$2,760.00	$2,760.00
1	G7-S45B-03	Ultra Base - S45B - Triceps Extension - BM	$6,140.00	$2,885.00	$2,885.00
1	G7-S70B-03	Ultra Base - S70B - Leg Press - BM	$10,790.00	$5,940.00	$5,940.00
1	G7-S71B-03	Ultra Base - S71B - Leg Extension - BM	$6,645.00	$3,535.00	$3,535.00
1	G7-S72B-03	Ultra Base - S72B - Seated Leg Curl - BM	$6,800.00	$3,635.00	$3,635.00
1	MG-PL62-05	PL62 - Smith Machine - BM	$6,025.00	$3,380.00	$3,380.00
1	G3-MSFT4-02	Aura - Functional Trainer 400 (REQUIRES 8.5 FT CEILING) BM	$9,680.00	$5,900.00	$5,900.00

List Price Total	**$78,695.00**	Equipment Sales Price	$42,275.00
Customer Savings	**$36,420.00**	FRT/ASM/DEL	$5,445.25

Freight Discount	($5,445.25)
Matrix Partnership Discount	($750.00)

Customer Subtotal (before tax)	**$41,525.00**
Tax (Estimated, subject to change)	**$0.00**
Total Amount Due (USD) (including tax)	**$41,525.00**

Sign Below to accept this order and acknowledge receipt and acceptance of the JHTNA Terms and Conditions of the sale, and the JHTNA Electrical (treadmill only) & cabling (entertainment only) requirements and the JHTNA Strategic Partner Warranty

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES - FREIGHT QUOTES ARE SUBJECT TO CHANGE BASED ON INFORMATION CONTAINED IN THE SITE SURVEY - ADDITIONAL CHARGES MAY APPLY

Payments must be made payable to:
Johnson Health Tech North America Inc

USPS only
Johnson Health Tech NA Inc
PO Box 88931
Milwaukee, WI 53288-8931

Courier Services – UPS, FedEx, etc
Johnson Health Tech North America Inc - 010931
4900 W Brown Deer Rd
Milwaukee, WI 53223

Quote #:	**QUO 18335 G0Q9S1**
Quote Amount:	**$41,525.00**
Payment Terms:	**CIA ACH or Wire**

Signature: _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Deposit Amount: _____

NOTWITHSTANDING ANY DIFFERENT OR ADDITIONAL TERMS THAT MAY BE CONTAINED IN PURCHASER'S PURCHASE ORDER, IF ANY, THIS ACCEPTANCE OF PURCHASER'S ORDER IS EXPRESSLY CONDITIONED UPON PURCHASER'S ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREIN AND TO THE ATTACHED TERMS AND CONDITIONS (COLLECTIVELY, THE "AGREEMENT"). IN THE EVENT THAT ANY OF THE TERMS OR CONDITIONS SET FORTH IN THE AGREEMENT CONFLICT OR ARE INCONSISTENT WITH ANY OF THE TERMS OR CONDITIONS CONTAINED IN PURCHASER'S PURCHASE ORDER, THEN PURCHASER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT SHALL SUPERSEDE AND CONTROL THIS TRANSACTION

MATRIX



ADJUSTMENTS	
USER ADJUSTMENT RANGE	7-position seat, 6 back pad positions with a total range of 20 degrees (4 degrees per position)
MACHINE-ASSISTED USER ADJUSTMENTS	Gas-assisted seat
COLOR-CODED PIVOTS & POINTS OF ADJUSTMENT	Yes

FRAME & CABLES	
AVAILABLE FRAME COLORS	Iced Silver, Matte Black, Graphite Grey, Gloss Black, Lace White, Polarized Titanium
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables and fittings
MACHINE ANCHORING	Independent machine hold down brackets
INTEGRATED LEVELING SYSTEM	Yes, top-down leveler

TECH SPECS	
OVERALL "STATIC" DIMENSIONS (L X W X H)	140 x 141 x 135 cm / 55" x 55.4" x 53"
OVERALL "IN-USE" DIMENSIONS (L X W X H)	168.5 x 141 x 135 cm / 66.3" x 55.4" x 53"
PRODUCT WEIGHT (G7-S13B)	291 kg / 642 lbs.
PRODUCT WEIGHT (G7-S13BH)	327 kg / 722 lbs.
MAX TRAINING WEIGHT (G7-S13B)	72 kg / 160 lbs.
MAX TRAINING WEIGHT (G7-S13BH)	108 kg / 240 lbs.
MAX USER WEIGHT	136 kg / 300 lbs.

USER AMENITIES	
FRONT PLACARDS	Muscle call outs, exercise-specific stretching, start and finish exercise illustrations, proper machine adjustments, color-coded machine identification
REAR PLACARDS	Color-coded machine identification, exercise-specific stretching
PLACARD COLOR CODING	Yellow (upper body)
REP COUNTER	No
PERSONAL STORAGE	Two tactile storage mats and one personal device cradle
FOOT PLATFORM	Yes
CONTOURED SEAT	Yes

WEIGHT STACK	
TOTAL STACK WEIGHT (G7-S13B)	72 kg / 160 lbs.
TOTAL STACK WEIGHT (G7-S13BH)	108 kg / 240 lbs.
WEIGHT PLATE INCREMENTS	4.5 kg / 10 lbs.
STACK HEIGHT	135 cm / 53"
WEIGHT STACK GUARDING	Full front and rear shields
INCREMENTAL WEIGHT SYSTEM	No

MATRIX



ADJUSTMENTS	
USER ADJUSTMENT RANGE	7-position seat, 8 user arm start positions (4 for Pec Fly and 4 for Rear Delt)
MACHINE-ASSISTED USER ADJUSTMENTS	Gas-assisted seat
COLOR-CODED PIVOTS & POINTS OF ADJUSTMENT	Yes

FRAME & CABLES	
AVAILABLE FRAME COLORS	Iced Silver, Matte Black, Graphite Grey, Gloss Black, Lace White, Polarized Titanium
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables and fittings
MACHINE ANCHORING	Independent machine hold down brackets
INTEGRATED LEVELING SYSTEM	Yes, top-down leveler

TECH SPECS	
OVERALL "STATIC" DIMENSIONS (L X W X H)	143.5 x 173.5 x 197 cm / 56.4" x 54.1" x 77.6"
OVERALL "IN-USE" DIMENSIONS (L X W X H)	143.5 x 193.5 x 197 cm / 56.4" x 76.1" x 77.6"
PRODUCT WEIGHT (G7-S22B)	283.5 kg / 625 lbs.
PRODUCT WEIGHT (G7-S22BH)	328.5 kg / 725 lbs.
MAX TRAINING WEIGHT (G7-S22B)	90 kg / 200 lbs.
MAX TRAINING WEIGHT (G7-S22BH)	135 kg / 300 lbs.
MAX USER WEIGHT	136 kg / 300 lbs.

USER AMENITIES	
FRONT PLACARDS	Muscle call outs, exercise-specific stretching, start and finish exercise illustrations, proper machine adjustments, color-coded machine identification
REAR PLACARDS	Color-coded machine identification, exercise-specific stretching
PLACARD COLOR CODING	Yellow (upper body)
REP COUNTER	No
PERSONAL STORAGE	Two tactile storage mats and one personal device cradle
ACTION SPECIFIC GRIPS	No
FOOT PLATFORM	Yes
CONTOURED SEAT	Yes

WEIGHT STACK	
TOTAL STACK WEIGHT (G7-S22B)	90 kg / 200 lbs.
TOTAL STACK WEIGHT (G7-S22BH)	135 kg / 300 lbs.
WEIGHT PLATE INCREMENTS	4.5 kg / 10 lbs.
STACK HEIGHT	135 cm / 53"
WEIGHT STACK GUARDING	Full front and rear shields
INCREMENTAL WEIGHT SYSTEM	No

MATRIX



B B B B B B

G7-S23B | G7-S23BH

- Independent converging movement provides a natural path of motion
- Dual-position hand grips allow for greater training variety
- Counterbalanced pressing arms provide reduced starting resistance
- Reclining seat position allows for better posture and back support

ADJUSTMENTS	
USER ADJUSTMENT RANGE	7-position seat
MACHINE-ASSISTED USER ADJUSTMENTS	Gas-assisted seat
COLOR-CODED PIVOTS & POINTS OF ADJUSTMENT	Yes

FRAME & CABLES	
AVAILABLE FRAME COLORS	Iced Silver, Matte Black, Graphite Grey, Gloss Black, Lace White, Polarized Titanium
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables and fittings
MACHINE ANCHORING	Independent machine hold down brackets
INTEGRATED LEVELING SYSTEM	Yes, top-down leveler

TECH SPECS	
PRODUCT WEIGHT (G7-S23BH)	273.5 kg / 603 lbs.
PRODUCT WEIGHT (G7-S23B)	237.3 kg / 523.5 lbs.
MAX TRAINING WEIGHT (G7-S23B)	54 kg / 120 lbs.
MAX TRAINING WEIGHT (G7-S23BH)	90 kg / 200 lbs.
MAX USER WEIGHT	136 kg / 300 lbs.
OVERALL "STATIC" DIMENSIONS (L X W X H)	168 x 146.5 x 135 cm / 66.1" x 57.6" x 53"
OVERALL "IN-USE" DIMENSIONS (L X W X H)	168 x 146.5 x 174 cm / 66.1" x 57.6" x 68.4"

USER AMENITIES	
PERSONAL STORAGE	Two tactile storage mats and one personal device cradle
ACTION SPECIFIC GRIPS	No
REAR PLACARDS	Color-coded machine identification, exercise-specific stretching
REP COUNTER	No
PLACARD COLOR CODING	Yellow (upper body)
CONTOURED SEAT	Yes
FRONT PLACARDS	Muscle call outs, exercise-specific stretching, start and finish exercise illustrations, proper machine adjustments, color-coded machine identification

WEIGHT STACK	
WEIGHT STACK GUARDING	Full front and rear shields
TOTAL STACK WEIGHT (G7-S23BH)	90 kg / 200 lbs.
TOTAL STACK WEIGHT (G7-S23B)	54 kg / 120 lbs.
STACK HEIGHT	135 cm / 53"
WEIGHT PLATE INCREMENTS	4.5 kg / 10 lbs.
INCREMENTAL WEIGHT SYSTEM	No

MATRIX



ADJUSTMENTS	
USER ADJUSTMENT RANGE	7-position thigh pad, 7-position seat
MACHINE-ASSISTED USER ADJUSTMENTS	Gas-assisted seat
COLOR-CODED PIVOTS & POINTS OF ADJUSTMENT	Yes

FRAME & CABLES	
AVAILABLE FRAME COLORS	Iced Silver, Matte Black, Graphite Grey, Gloss Black, Lace White, Polarized Titanium
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables and fittings
MACHINE ANCHORING	Independent machine hold down brackets
INTEGRATED LEVELING SYSTEM	Yes, top-down leveler

TECH SPECS	
OVERALL "STATIC" DIMENSIONS (L X W X H)	152 x 161 x 195 cm / 59.6" x 63.1" x 76.7"
OVERALL "IN-USE" DIMENSIONS (L X W X H)	152 x 161 x 195 cm / 59.6" x 63.1" x 76.7"
PRODUCT WEIGHT (G7-S33B)	307 kg / 677 lbs.
PRODUCT WEIGHT (G7-S33BH)	343 kg / 757 lbs.
MAX TRAINING WEIGHT (G7-S33B)	72 kg / 160 lbs.
MAX TRAINING WEIGHT (G7-S33BH)	108 kg / 240 lbs.
MAX USER WEIGHT	136 kg / 300 lbs.

USER AMENITIES	
FRONT PLACARDS	Muscle call outs, exercise-specific stretching, start and finish exercise illustrations, proper machine adjustments, color-coded machine identification
REAR PLACARDS	Color-coded machine identification, exercise-specific stretching
PLACARD COLOR CODING	Yellow (upper body)
REP COUNTER	No
PERSONAL STORAGE	Two tactile storage mats and one personal device cradle
ACTION SPECIFIC GRIPS	No
FOOT PLATFORM	Yes
CONTOURED SEAT	Yes

WEIGHT STACK	
TOTAL STACK WEIGHT (G7-S33B)	72 kg / 160 lbs.
TOTAL STACK WEIGHT (G7-S33BH)	108 kg / 240 lbs.
WEIGHT PLATE INCREMENTS	4.5 kg / 10 lbs.
STACK HEIGHT	135 cm / 53"
WEIGHT STACK GUARDING	Full front and rear shields
INCREMENTAL WEIGHT SYSTEM	No

MATRIX



TECH SPECS	
OVERALL DIMENSIONS (L X W X H)	115.5 x 106.5 x 135 cm / 45.5 x 42″ x 53″
MAX ″IN-USE″ DIMENSIONS (L X W X H)	149 x 106.5 x 135 cm / 59″ x 42″ x 53″

PRODUCT WEIGHT (G7-S41B)	200 kg / 441 lbs.
PRODUCT WEIGHT (G7-S41BH)	223 kg / 492 lbs.
MAX TRAINING WEIGHT (G7-S41B)	68 kg / 150 lbs.
MAX TRAINING WEIGHT (G7-S41BH)	90 kg / 200 lbs.
MAX USER WEIGHT	136 kg / 300 lbs.

MATRIX



Ultra Triceps Extension

G7-S45

The powerful and comfortable design of the Ultra Triceps Extension gives you the most advanced functionality with an intuitive design that couldn't be easier to operate. Padded hand rests provide a comfortable and stable pressing surface while reducing point pressure on the hands. Handles pivot to automatically adjust for varying forearm lengths. Action Specific Grips provide greater comfort and tailored hand position for the movement. Color-coded pivot indicates correct elbow placement for optimal feel and performance. Foot pegs provide additional stability and support during heavy lifts.

Also available in Ultra Base option G7-S45B

- Color coded pivot indicates correct elbow placement for optimal feel and performance
- Action Specific Grips provide greater comfort and tailored hand position for the movement
- Padded hand rests provide a comfortable and stable pressing surface while reducing point pressure on the hands
- Foot pegs provide additional stability and support during heavy lifts
- Handles pivot to automatically adjust for varying forearm lengths

ADJUSTMENTS	
COLOR-CODED PIVOTS & POINTS OF ADJUSTMENT	Yes
USER ADJUSTMENT RANGE	7-position seat

FRAME & CABLES	
AVAILABLE FRAME COLORS	Iced Silver, Matte Black, Gloss Black, Lace White, Polarized Titanium
FRAME FINISH	Proprietary two-coat powder process
INTEGRATED LEVELING SYSTEM	Yes, top-down leveler
MACHINE ANCHORING	Independent machine hold down brackets
CABLE TRANSMISSION	Internally lubricated cables and fittings

TECH SPECS	
OVERALL "STATIC" DIMENSIONS (L X W X H)	116 x 106.5 x 135 cm / 45.75" x 42" x 53"
OVERALL "IN-USE" DIMENSIONS (L X W X H)	144.5 x 106.5 x 135 cm / 57" x 42" x 53"
REP COUNTER POWER SUPPLY	2 AA batteries
REP COUNTER BATTERY LIFE	Approximately 3 years
REP COUNTER MACHINE USAGE TRACKING	Service mode tracks total machine reps and hours of use
PRODUCT WEIGHT	239.2 kg / 527.5 lbs.

USER AMENITIES	
ACTION SPECIFIC GRIPS™	Exercise-specific grips improving feel, function and form during use, rotating grips for added comfort
REP COUNTER	Electronic counter displays reps, exercise time and rest time
PERSONAL STORAGE	Two tactile storage mats, personal device cradle and towel hook
FRONT PLACARDS	Muscle call outs, exercise-specific stretching, start and finish exercise illustrations, proper machine adjustments, color-coded machine identification
PLACARD COLOR CODING	Yellow (upper body)
REAR PLACARDS	Color-coded machine identification, exercise-specific stretching
ELBOW WEAR COVERS	Yes
CONTOURED SEAT	Yes
PIVOTING ARM PADS	Yes

WEIGHT STACK	
MAX USER WEIGHT	136 kg / 300 lbs.
WEIGHT STACK GUARDING	Full front and rear shields
INCREMENTAL WEIGHTS	1.1, 2.3, 3.4 kg / 2.5, 5, 7.5 lbs.
WEIGHT STACK	81 kg / 180 lbs.
WEIGHT PLATE INCREMENTS	4.5 kg / 10 lbs.
MAX TRAINING WEIGHT	84.4 kg / 187.5 lbs.
CONSISTENT 53" STACK HEIGHT	Yes

MATRIX



ADJUSTMENTS	
USER ADJUSTMENT RANGE	8-position sled
MACHINE-ASSISTED USER ADJUSTMENTS	Gas-assisted seat
COLOR-CODED PIVOTS & POINTS OF ADJUSTMENT	Yes

FRAME & CABLES	
AVAILABLE FRAME COLORS	Iced Silver, Matte Black, Graphite Grey, Gloss Black, Lace White, Polarized Titanium
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables and fittings
MACHINE ANCHORING	Independent machine hold down brackets
INTEGRATED LEVELING SYSTEM	Yes, top-down leveler

TECH SPECS	
OVERALL "STATIC" DIMENSIONS (L X W X H)	193 x 113 x 135 cm / 76" x 44.3" x 53"
OVERALL "IN-USE" DIMENSIONS (L X W X H)	206 x 113 x 152 cm / 80.9" x 44.3" x 59.9"
PRODUCT WEIGHT (G7-S70B)	395 kg / 871 lbs.
PRODUCT WEIGHT (G7-S70BH)	440 kg / 971 lbs.
MAX TRAINING WEIGHT (G7-S70B)	135 kg / 300 lbs.
MAX TRAINING WEIGHT (G7-S70BH)	180 kg / 400 lbs.
MAX USER WEIGHT	136 kg / 300 lbs.

USER AMENITIES	
FRONT PLACARDS	Muscle call outs, exercise-specific stretching, start and finish exercise illustrations, proper machine adjustments, color-coded machine identification
REAR PLACARDS	Color-coded machine identification, exercise-specific stretching
PLACARD COLOR CODING	Blue (lower body)
REP COUNTER	No
PERSONAL STORAGE	Two tactile storage mats and one personal device cradle
CONTOURED SEAT	Yes

WEIGHT STACK	
TOTAL STACK WEIGHT (G7-S70B)	135 kg / 300 lbs.
TOTAL STACK WEIGHT (G7-S70BH)	180 kg / 400 lbs.
WEIGHT PLATE INCREMENTS	9 kg / 20 lbs.
STACK HEIGHT	135 cm / 53"
WEIGHT STACK GUARDING	Full front and rear shields
INCREMENTAL WEIGHT SYSTEM	No

MATRIX



ADJUSTMENTS	
USER ADJUSTMENT RANGE	8-position back pad with total range of 40 degrees, 6 tibia pad positions 10 degrees apart
MACHINE-ASSISTED USER ADJUSTMENTS	Gas-assisted back pad, self-aligning tibia pad
COLOR-CODED PIVOTS & POINTS OF ADJUSTMENT	Yes

FRAME & CABLES	
AVAILABLE FRAME COLORS	Iced Silver, Matte Black, Graphite Grey, Gloss Black, Lace White, Polarized Titanium
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables and fittings
MACHINE ANCHORING	Independent machine hold down brackets
INTEGRATED LEVELING SYSTEM	Yes, top-down leveler

TECH SPECS	
OVERALL "STATIC" DIMENSIONS (L X W X H)	122 x 125.9 x 135 cm / 48" x 49.6" x 53"
OVERALL "IN-USE" DIMENSIONS (L X W X H)	152.4 x 125.9 x 135 cm / 60" x 49.6" x 53"
PRODUCT WEIGHT (G7-S71B)	253 kg / 558 lbs.
PRODUCT WEIGHT (G7-S71BH)	289 kg / 638 lbs.
MAX TRAINING WEIGHT (G7-S71B)	72 kg / 160 lbs.
MAX TRAINING WEIGHT (G7-S71BH)	108 kg / 240 lbs.
MAX USER WEIGHT	136 kg / 300 lbs.

USER AMENITIES	
FRONT PLACARDS	Muscle call outs, exercise-specific stretching, start and finish exercise illustrations, proper machine adjustments, color-coded machine identification
REAR PLACARDS	Color-coded machine identification, exercise-specific stretching
PLACARD COLOR CODING	Blue (lower body)
REP COUNTER	No
PERSONAL STORAGE	Two tactile storage mats and one personal device cradle
CONTOURED SEAT	Yes

WEIGHT STACK	
TOTAL STACK WEIGHT (G7-S71B)	72 kg / 160 lbs.
TOTAL STACK WEIGHT (G7-S71BH)	108 kg / 240 lbs.
WEIGHT PLATE INCREMENTS	4.5 kg / 10 lbs.
STACK HEIGHT	135 cm / 53"
WEIGHT STACK GUARDING	Full front and rear shields
INCREMENTAL WEIGHT SYSTEM	No

MATRIX



ADJUSTMENTS	
USER ADJUSTMENT RANGE	8-position back pad, 5 start positions, 4-position ankle pad, 10-position thigh pad (including top rest position)
MACHINE-ASSISTED USER ADJUSTMENTS	Gas-assisted back pad
COLOR-CODED PIVOTS & POINTS OF ADJUSTMENT	Yes

FRAME & CABLES	
AVAILABLE FRAME COLORS	Iced Silver, Matte Black, Graphite Grey, Gloss Black, Lace White, Polarized Titanium
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables and fittings
MACHINE ANCHORING	Independent machine hold down brackets
INTEGRATED LEVELING SYSTEM	Yes, top-down leveler

TECH SPECS	
OVERALL "IN-USE" DIMENSIONS (L X W X H)	152.4 x 125.9 x 135 cm / 60" x 49.6" x 53"
PRODUCT WEIGHT (G7-S72B)	282 kg / 622 lbs.
PRODUCT WEIGHT (G7-S72BH)	304 kg / 672 lbs.
MAX TRAINING WEIGHT (G7-S72B)	68 kg / 150 lbs.
MAX TRAINING WEIGHT (G7-S72BH)	90 kg / 200 lbs.
MAX USER WEIGHT	136 kg / 300 lbs.

USER AMENITIES	
FRONT PLACARDS	Muscle call outs, exercise-specific stretching, start and finish exercise illustrations, proper machine adjustments, color-coded machine identification
REAR PLACARDS	Color-coded machine identification, exercise-specific stretching
PLACARD COLOR CODING	Blue (lower body)
REP COUNTER	No
PERSONAL STORAGE	Two tactile storage mats and one personal device cradle
CONTOURED SEAT	Yes

WEIGHT STACK	
TOTAL STACK WEIGHT (G7-S72B)	68 kg / 150 lbs.
TOTAL STACK WEIGHT (G7-S72BH)	90 kg / 200 lbs.
WEIGHT PLATE INCREMENTS	4.5 kg / 10 lbs.
STACK HEIGHT	135 cm / 53"
WEIGHT STACK GUARDING	Full front and rear shields
INCREMENTAL WEIGHT SYSTEM	No

MATRIX



Magnum Smith Machine

MG-PL62

Our Magnum Smith Machine features a 90-degree path of motion that adapts to a full spectrum of exercises. Linear bearings provide smooth movement when squatting and pressing, while a counter-balanced, 11.3 kg / 25 lb. bar takeoff offers low starting resistance. Eight storage horns provide ample room for plates.

- 8 integrated weight-storage horns hold multiple weight-plate sizes
- Linear bearings provide a smooth motion
- Counter balanced 11.3 kg / 25 lb. bar takeoff for low starting resistance
- Features a 90-degree path of motion adapts to all exercises

FRAME	
FRAME FINISH	Proprietary two-coat powder process

TECH SPECS	
OVERALL DIMENSIONS (L X W X H)	110.5 x 231.1 x 245.1 cm / 43.5″ x 91″ x 96.5″
PRODUCT WEIGHT	270 kg / 569 lbs
MAX. USER WEIGHT	159 kg / 350 lbs
MAX. TRAINING WEIGHT	245 kg / 540 lbs
STARTING RESISTANCE	11.3 kg / 25 lbs.

MATRIX



Aura Functional Trainer

G3-MSFT300/400

- 1:4 ratio for low starting resistance and high-speed movements
- Available with 290lb (MSFT300) or 390lb (MSFT400) stacks
- Swivelling accessory station accommodates more training handles and attachments
- Multi-grip position pull-up handles with unique rock climbing attachment
- Integrated foldaway step for easy access
- Includes 10 standard grips and attachments

TECH SPECS	
TOTAL WEIGHT FUNCTIONAL TRAINER G3-MSFT 300	601 kg / 1324 lbs.
WEIGHT STACK FUNCTIONAL TRAINER G3-MSFT 300	2 x 131 kg / 2 x 290 lbs. (1:4 Ratio)
EFFECTIVE RESISTANCE G3-MSFT 300	32.9 kg / 72.5 lbs (per side)
TOTAL WEIGHT FUNCTIONAL TRAINER G3-MSFT 400	697 kg / 1537 lbs.
WEIGHT STACK FUNCTIONAL TRAINER G3-MSFT 400	2 x 176 kg / 2 x 390 lbs. (1:4 Ratio)
EFFECTIVE RESISTANCE G3-MSFT 400	44.2 kg / 97.5 lbs (per side)
OVERALL DIMENSIONS (L X W X H)	169.2 x 130.2 x 234.4 cm / 66.6″ x 51.2″ x 92.3″
CABLE TRAVEL LENGTH	457 cm / 15'

FRAME	
FRAME COLOR	Iced Silver
FRAME FINISH	Proprietary two-coat powder process
OVER-SIZED FRAME TUBING	Yes

WEIGHT STACK	
WEIGHT PINS	Magnetic & tethered
GUARDS & PULLEYS COVERS	Yes
SUSPENSION	3-Point Design
PTFE IMPREGNATED WEIGHT STACK BUSHINGS	Solid cold-rolled steel plate, with Teflon inner bushings.

EASE OF USE	
ERGO FORM CUSHIONS	No
BOTTLE & TOWEL HOLDER	Yes
INSTRUCTIONAL PLACARDS	Yes
COLOR-CODED PIVOTS & ADJUSTS	Yes

TERMS AND CONDITIONS OF SALE

1. Acceptance and Governing Provisions. This writing constitutes an offer by Johnson Health Tech North America, Inc., a Wisconsin corporation doing business as Matrix Fitness ("Matrix"), to sell the products and/or services described herein (collectively, the "Goods") to the purchaser to which it is addressed (the "Purchaser"), subject to the terms and conditions set forth on the face and reverse sides hereof and as set forth in the attached Matrix Quote and the attached Power Requirements for Matrix Equipment (collectively, the "Agreement"). Acceptance of this Agreement is limited to said terms and conditions; and Matrix hereby objects to any additional and/or different terms which may be contained in any of Purchaser's purchase order, acknowledgment or other forms, or in any other correspondence from Purchaser. In the event that any of the terms or conditions set forth in the Agreement conflict or are inconsistent with any of the terms or conditions contained in Purchaser's purchase order, acknowledgment, other forms, or in any other correspondence from Purchaser, then Purchaser expressly acknowledges and agrees that the terms and conditions set forth in the Agreement shall supersede and control this transaction. This offer expires thirty (30) days from its date or upon Matrix's prior written notification thereof to Purchaser, unless Goods are subsequently shipped by Matrix and accepted by Purchaser. All contracts are subject to acceptance by Matrix only at Cottage Grove, WI, and sales, however ordered, are understood to be fully made and consummated at Cottage Grove, WI.

2. Payment. The purchase price, including any and all related costs, is due in full and must be received by Matrix before shipment of the Goods, unless Purchaser has been approved by Matrix for open credit. To apply for open credit, Purchaser must complete a Credit Application via that following link: https://portal.creditappexpress.com/applications/1687363120378x959482546797412400 for review and approval. Matrix will determine credit based on the completed Credit Application, and may also rely on reference checking, Dun & Bradstreet and Credit Safe Reports and review of complete Financials of Purchaser. Except as otherwise provided for herein, Purchaser shall pay the invoices in full, without deduction or set-off for any reason, in accordance with the payment terms set forth herein and in the invoices. Any amounts not received by Matrix within thirty (30) days of Purchaser's receipt of Matrix's invoice shall be past due. Interest shall be payable at the rate of eighteen (18%) percent per year (but not more than the highest rate permitted by applicable law) on all amounts past due. Unless otherwise prohibited by law, if at all, Purchaser agrees to pay Matrix's actual attorney's fees and all costs incurred by Matrix in connection with enforcing Matrix's rights under this Agreement, including without limitation any non-payment of amounts owed and collections costs, whether or not litigation is commenced. If in Matrix's sole judgment a Purchaser's financial condition at any time does not justify selling to Purchaser on open credit, Matrix may require full payment in advance before proceeding with the order. If Purchaser defaults in any payment when due, then the entire purchase price shall become immediately due and payable in full or Matrix may at its option, without prejudice to other lawful remedies, defer delivery or cancel the order.

3. Taxes and Other Charges. Any manufacturer's tax, occupation tax, use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or any other tax, fee or charge of any nature whatsoever imposed by any governmental authority on Matrix and/or Purchaser, or measured by the transaction between Matrix and Purchaser shall be invoiced by Matrix and paid by Purchaser in addition to the Product prices quoted or invoiced. In the event Matrix is required to pay any such tax, fee or charge, Purchaser shall immediately reimburse Matrix therefore upon demand by Matrix.

4. Delivery, Claims and Force Majeure. Purchaser has the right to choose a carrier for delivery of Goods to Purchaser's facility. If Purchaser chooses a carrier, Purchaser has the obligation to and shall schedule pickup with Matrix for pickup from one of Matrix's facilities, Purchaser shall be solely responsible for all payments, cost and expenses related to scheduling, logistics and delivery. If Purchaser chooses to have Matrix coordinate delivery of the Goods, Matrix will do so pursuant to the terms of the Agreement. Delivery of Goods to a carrier at Matrix's facility or other loading point designated by Purchaser or Matrix (as the case may be) shall constitute delivery of title to Purchaser; and regardless of shipping terms or freight payment, all risk of loss or damage in transit shall be borne by Purchaser. Matrix reserves the right to make delivery in installments; all such installments shall be separately invoiced and paid for by Purchaser when due per invoice, without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Purchaser of its obligations to accept remaining deliveries.

Claims for shortages or other errors in delivery must be made in writing to Matrix within five (5) business days after Purchaser's receipt of shipment of the Goods. Purchaser's failure to give such written notice to Matrix shall constitute the unqualified acceptance of the Goods by Purchaser, and Purchaser shall be deemed to have waived all

such claims for shortages or other errors relative to the delivered Goods. Matrix is not responsible for any loss or damage to Goods during transit or delivery. Claims for loss or damage to Goods in transit shall be made by Purchaser to the carrier and not to Matrix.

Purchaser's request for delivery reschedules shall be subject to Matrix's prior written approval and thirty (30) days prior written notice.

All delivery dates of Matrix are approximate. Further, Matrix shall not be liable for any damage, loss, liability or expense as a result of any delay or failure to deliver due to any cause that is not reasonably foreseeable and that is outside Matrix's reasonable control, including, without limitation, any act of God, act of the Purchaser, federal or state declarations, pandemics, embargo or other governmental act, regulation or request, fire, accident, strike, slowdown, war, riot, delay in transportation, unusually severe weather conditions, theft, or inability to obtain necessary labor, materials or manufacturing facilities. In the event of any such delay, the date of delivery shall be extended for a period equal to the time lost because of the delay.

5. Cancellation or Modification. Purchaser may cancel its order, reduce quantities, revise specifications or extend scheduled delivery only upon terms accepted by Matrix in writing. If cancellation or modification of an order is approved by Matrix in writing, Purchaser shall compensate Matrix for all damages resulting therefrom, including, but not limited to, restocking fees and costs, out-of-pocket expenses and loss of profit and allocable overhead. In no event shall Purchaser cancel or modify an order after delivery of the Goods. Minimum order quantities and quantity discounts shall be applied to approved reduced quantities and current pricing shall be applied to revised specifications and rescheduled deliveries.

6. Changes. Matrix may at any time make such changes in design and construction of products as shall constitute an improvement in the judgment and sole discretion of Matrix. Matrix may furnish suitable substitutes for materials unobtainable or rendered economically or otherwise impractical because of priorities or regulations established by governmental authority, non-availability or shortages of materials from suppliers or price changes.

7. Warranties. MATRIX warrants the Goods manufactured by MATRIX and supplied to Purchaser hereunder to be free from material defects in materials and workmanship, under normal use and service, for a time period in accordance with MATRIX's published warranty for the product then in effect at the time Purchaser's order is placed. If within the applicable warranty period any such product shall be proved to MATRIX's satisfaction to be nonconforming due to a material manufacturer's defect in materials or workmanship, such product shall be repaired or replaced at MATRIX's option and cost.

Subject to any other obligations MATRIX may have under this Agreement, such repair or replacement shall be MATRIX's sole obligation and Purchaser's exclusive remedy and shall be conditioned upon MATRIX's receiving written notice of any alleged defect within ten (10) days after its discovery and, at MATRIX's option, return of such product(s) to MATRIX, FOB MATRIX's designated location. Notwithstanding any other provision herein, MATRIX shall have no obligation to provide warranty service, repairs, replacements, or any other support under this Agreement if the Purchaser's account is past due. Warranty claims and service requests will only be processed if all outstanding invoices have been paid in full. MATRIX reserves the right to withhold service until payment is received.

THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE; AND MATRIX EXPRESSLY DISCLAIMS AND EXCLUDES ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Any description of the products, whether in writing or made orally by MATRIX or MATRIX's agents, specifications, samples, models, bulletins, drawings, diagrams, engineering sheets or similar materials used in connection with Purchaser's order are for the sole purpose of identifying the products and shall not be construed as an express warranty. Any suggestions by MATRIX or MATRIX's agents regarding use, application or suitability of the products shall not be construed as an express warranty.

8. Returns. Products may be returned to Matrix only when Matrix's written permission shall be obtained by Purchaser in advance and upon Matrix's issuance of an RMA number. Returned products must be fully insured by Purchaser up to the purchase price and securely packaged to reach Matrix without damage, and any cost incurred by Matrix to put products into marketable condition will be charged to Purchaser.

9. Assumption of Risk for Use. Purchaser and each user of the Goods sold by Matrix pursuant to this Agreement shall be solely responsible for the proper use of such Goods. Purchaser acknowledges and agrees that use of such

Goods may result in personal injury or death. The purchase of such Goods by Purchaser shall constitute Purchaser's acknowledgement and acceptance of any and all responsibility and liability that may result from use of the Goods. Purchaser's assumption of risk and liability shall not include liability that results solely from Matrix's gross negligence, willful misconduct or breach of this agreement, including any material defect in the manufacturing of the Goods by Matrix.

10. Limitation of Liability and Other Damages. Except as otherwise provided herein, Matrix's liability hereunder and with respect to the Goods sold shall be limited to the warranty referred to in section 7 hereof, and, with respect to other performance of this Agreement, unless otherwise set forth herein, shall in no event exceed the total of the amounts paid to Matrix by Purchaser.

MATRIX SHALL IN NO EVENT BE LIABLE TO PURCHASER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND, EVEN IF MATRIX HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, ARISING OUT OF OR RELATED IN ANY WAY TO THIS AGREEMENT OR THE PERFORMANCE OR BREACH OF THIS AGREEMENT, NOR SHALL MATRIX BE SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES, WHETHER ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE OR OTHER TORT OR ANY THEORY OF STRICT LIABILITY, WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY MATRIX, OR ANY UNDERTAKINGS, ACTS, OR OMISSIONS HEREUNDER OR RELATING THERETO.

Without limiting the generality of the foregoing, Matrix specifically disclaims any liability for property or personal injury damages, including without limitation, death or disability, penalties, special or punitive damages, damages for lost profits or revenues, loss of use of products or any associated equipment, cost of capital, cost of substitute products, facilities or services, downtime, shutdown or slowdown costs, or for any other types of economic loss, and for claims of Purchaser's customers or any third party for any such property or personal injury damages; provided, however, that if such property or personal injury damages are solely the result of Matrix's gross negligence, willful misconduct or breach of this Agreement, including a material defect in the manufacture of the Goods, then Matrix shall defend, hold harmless and indemnify Purchaser from and against such liability resulting from Matrix's gross negligence, willful misconduct or breach of this Agreement. However, Matrix's liability shall not extend to any damages, including property or personal injury damages, that are shown to result from, in whole or in part, any alteration of the Goods by Purchaser or any other unauthorized third party, improper placement of the Goods by Purchaser or any other unauthorized third party, improper maintenance of the Goods by Purchaser or any other unauthorized third party or improper use of the Goods.

11. Indemnification. Purchaser shall indemnify Matrix against any and all losses, liabilities, damages and expenses (including, without limitation, attorneys' fees and other costs of defending any action) which Matrix may incur as a result of any claim by Purchaser or others arising out of or in any way connected with the Goods sold hereunder, including without limitation Purchaser's or any other third party's use of the Goods, any alteration of the Goods, any improper placement of the Goods or any improper maintenance of the Goods.

12. Security Agreement. This Agreement shall constitute a Security Agreement between Purchaser, as Debtor, and Matrix, as Secured Party, pursuant to Article 9 of the Uniform Commercial Code ("UCC"). Purchaser hereby grants to Matrix a security interest, including without limitation, a first priority, purchase-money security interest, in and to all of the Goods manufactured, sold or provided by or on behalf of Matrix to Purchaser pursuant to this Agreement, including without limitation, all fitness equipment, exercise equipment, replacement parts, accessories, and supplies (collectively, the "Equipment"), wherever located and whenever acquired, and further including without limitation, all proceeds thereof, including without limitation, all insurance proceeds and other proceeds thereof (collectively, the "Proceeds"), as security for Purchaser's obligation to pay for the Equipment and Purchaser's other obligations under this Agreement. Purchaser further authorizes Matrix to file any UCC financing statements and amendments thereto or other instruments and to do all things deemed by Matrix in its sole discretion necessary to attach and perfect Matrix's security interest in the Equipment and the Proceeds thereof under this Agreement.

Upon the occurrence of an event of default by Purchaser, including without limitation, a payment default under this Agreement, then Matrix may, without notice or demand, exercise in any jurisdiction in which enforcement is sought, all of its rights and remedies under this Agreement, all rights and remedies of a secured party under the UCC, and all other rights and remedies available to Matrix under applicable law, with all such rights and remedies cumulative and enforceable alternatively, successively or concurrently, including without limitation: (a) declaring all amounts due Matrix by Purchaser to be immediately due and payable in full and the same shall thereon become immediately due and payable in full without demand, presentment, protest, or further notice of any kind, all of which are hereby

expressly waived by Purchaser; and (b) taking possession of the Equipment, and for that purpose, entering upon any premises on which the Equipment or any part thereof may be situated and removing the same therefrom without any liability for suit, action, or other proceeding, Purchaser hereby waiving any and all rights to prior notice and to judicial hearing with respect to repossession of collateral, and/or requiring Purchaser, at Purchaser's expense, to assemble and deliver the Equipment to Matrix or to such place or places as Matrix may designate.

13. Landlord's Liens. If Purchaser leases any real property upon which the Goods sold hereunder are to be located and applicable law provides for landlord's liens to secure rent obligations, then Purchaser shall notify, and obtain a written lien waiver from, each respective landlord for such locations and provide a copy of each written lien waiver to Matrix and confirm that the Goods sold hereunder are not subject to any such lien of such landlord(s).

14. Technical Information. Any sketches, models or samples submitted by Matrix shall remain the property of Matrix, and shall be treated as confidential information. No use or disclosure of such sketches, models and samples, or any design or production techniques revealed thereby, shall be made without the express prior written consent of Matrix.

15. Patents, Trademarks and Copyrights. Matrix will, at its own expense, defend any suits that may be instituted by anyone against Purchaser for alleged infringement of any United States patent, trademark or copyright relating to any products manufactured and furnished by Matrix hereunder, if such alleged infringement consists of the use of such Goods, or parts thereof, in Purchaser's business for any of the purposes for which the same were sold by Matrix, and provided Purchaser shall have made all payments then due hereunder and shall give Matrix immediate notice in writing (to the following email: legal@johnsonfit.com) of any such suit and transmit to Matrix immediately upon receipt all processes and papers served upon Purchaser and permit Matrix through its counsel, either in the name of Purchaser or in the name of Matrix, to defend the same and give all needed information, assistance and authority to enable Matrix to do so. If such Goods are in such suit held in and of themselves to infringe any valid United States patent, trademark or copyright, then: (a) Matrix will pay any final award of damages in such suit attributable to such infringement; and (b) if in such suit use of such Goods by Purchaser is permanently enjoined by reason of such infringement, Matrix shall, at its own expense and at its sole option, either (i) procure for Purchaser the right to continue using the Goods, (ii) modify the Goods to render them non-infringing, (iii) replace the Goods with non-infringing goods, or (iv) refund the purchase price and the transportation costs paid by Purchaser for the Goods.

Notwithstanding the foregoing, Matrix shall not be responsible for any compromise or settlement made without Matrix's written consent, or for infringements of combination or process patents covering the use of the Goods in combination with other goods or materials not furnished by Matrix. The foregoing states the entire liability of Matrix for infringement, and in no event shall Matrix be liable for consequential damages attributable to an infringement.

As to any Goods furnished by Matrix to Purchaser manufactured in accordance with drawings, designs or specifications proposed or furnished by Purchaser or any claim of contributory infringement resulting from the use or resale by Purchaser of Goods sold hereunder, Matrix shall not be liable, and Purchaser shall indemnify and defend Matrix against any damages, liability or expenses arising out of any claim made against Matrix for any and all patent, trademark or copyright infringements.

16. Spacing Behind Treadmills. Per industry safety standards (ASTM F2115 and EN 957-6), Matrix hereby notifies Purchaser of the need to locate treadmills ensuring that there is a two (2) meter long clear zone in the floor space behind each treadmill. The clear zone shall be at least the width of the treadmill and a minimum of 2 meters (6' 7") past the back end of the treadmill. There shall be no walls, no windows, no steps, and no other equipment placed within this clear zone. This clear zone is intended to ensure that if any user of a treadmill were ever to fall off the back of the treadmill, there will be an open and clear space behind the user so that injury may be minimized or avoided. Purchaser's failure to comply with this standard could result in injury to a treadmill user and potential liability to Purchaser. Although Matrix is hereby expressly giving Purchaser notice of this requirement, only the Purchaser can ensure that Purchaser complies with this requirement and it is Purchaser's sole responsibility to do so. By purchasing exercise equipment from Matrix, Purchaser accepts its responsibility to comply with this treadmill spacing requirement and all standards applicable to treadmill spacing and agrees to release Matrix and its affiliated companies, including Johnson Health Tech Co., Ltd, and all of their officers, shareholders, employees, insurers and representatives (collectively, "the Matrix Parties") from, and indemnify the Matrix Parties from and against, any and all suits, claims, actions, legal proceedings, demands, losses, damages, costs and expenses, including attorneys' fees, resulting from claims for bodily injury or property damage arising out of or in any way relating to inadequate

treadmill spacing, inadequate clear zones utilized behind treadmills or the failure by Purchaser to comply with industry safety standards concerning treadmill spacing.

17. Strength Training Anchoring Requirements. Purchaser acknowledges that Matrix has informed Purchaser of Matrix's requirement that the specific strength equipment, including Connexus strength units, Xult Series Rigs and other strength equipment where applicable (the "Anchored Strength Equipment") be anchored to the floor, the wall, or both the floor and the wall of Purchaser's facility in order to prevent any tipping, rocking or shifting of the Anchored Strength Equipment during the use or reasonably foreseeable misuse of the Anchored Strength Equipment. Anchoring to both floor and wall is required for Xult Series Rigs products. Purchaser also acknowledges that the Anchored Strength Equipment was designed for the use of straps, belts, chains, ropes and/or other devices for pulling or pushing on the Anchored Strength Equipment, and the use of those devices will compromise the stability of the Anchored Strength Equipment unless the Anchored Strength Equipment are properly anchored. Therefore, Purchaser acknowledges the need to anchor the Anchored Strength Equipment as described in the owner's manual for the Anchored Strength Equipment.

As a condition to Order fulfillment, Purchaser shall hire, at Purchaser's sole cost, a licensed contractor knowledgeable of Purchaser's facility and site conditions to anchor the Anchored Strength Equipment as described in the Anchored Strength Equipment owner's manual prior to use of the Anchored Strength Equipment.

Purchaser agrees to indemnify, defend and hold harmless Matrix and its officers, directors, shareholders, employees, representatives and insurers from any claims damages or losses of any type including claims for personal injury or death and property damage, arising out of or relating in any way to the following: (a) the work performed by the licensed contractor hired by Purchaser; (b) the failure to anchor the Anchored Strength Equipment or the insufficient or improper anchoring of the Anchored Strength Equipment; and (c) Purchaser's failure to comply with these Terms.

18. Purchaser's Property. Any property of the Purchaser placed in Matrix's custody for performance of this Agreement is not covered by insurance, and no risk is assumed by Matrix in the event of loss or damage to such property by fire, water, burglary, theft, civil disorder or any accident beyond the reasonable control of Matrix.

19. Governing Law and Choice of Forum. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wisconsin, without application of principles of conflicts of laws. With respect to any dispute, controversy or claim arising out of or relating to this Agreement, Matrix and Purchaser agree and consent to personal jurisdiction in Wisconsin and agree that the Circuit Court of Dane County, Wisconsin and the United States District Court for the Western District of Wisconsin shall be the exclusive forums for the resolution of any such disputes, controversies or claims. Purchaser shall not assign this Agreement without Matrix's express prior written consent. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns.

20. Remedies Cumulative. Any of Matrix's remedies referred to herein shall be cumulative and in addition to such other rights and remedies as may be available under law or equity.

21. Confidentiality. Purchaser will keep all of the terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

22. Entire Agreement. This Agreement, including Matrix's Quote and Power Requirement for Matrix Equipment which are incorporated herein by reference, constitutes the entire, full and complete agreement between Matrix and Purchaser with respect to the subject matter hereof. This Agreement may not be modified except by a writing evidencing such modification which is signed by both Matrix and Purchaser. The provisions of this Agreement shall be deemed severable and the invalidity or unenforceability of any one or more of the provisions hereof shall not affect the validity and enforceability of the remaining provisions.



THANK YOU

MATRIX

MATRIX FITNESS
1600 LANDMARK DRIVE
COTTAGE GROVE, WI 53527
MATRIXFITNESS.COM

CONFIDENTIAL

Project Name
Monterra Layout 1
Web

Project Reference
Monterra Layout 1
Email
clint.judd@matrixfitness.com



APPROXIMATION OF FLOOR AND PLANNING AREA
All dimensions are approximate and for illustrative purposes only. Please verify measurements independently before final decisions

<

Project Name
Monterra Layout 1
Web

Project Reference
Monterra Layout 1
Email
clint.judd@matrixfitness.com

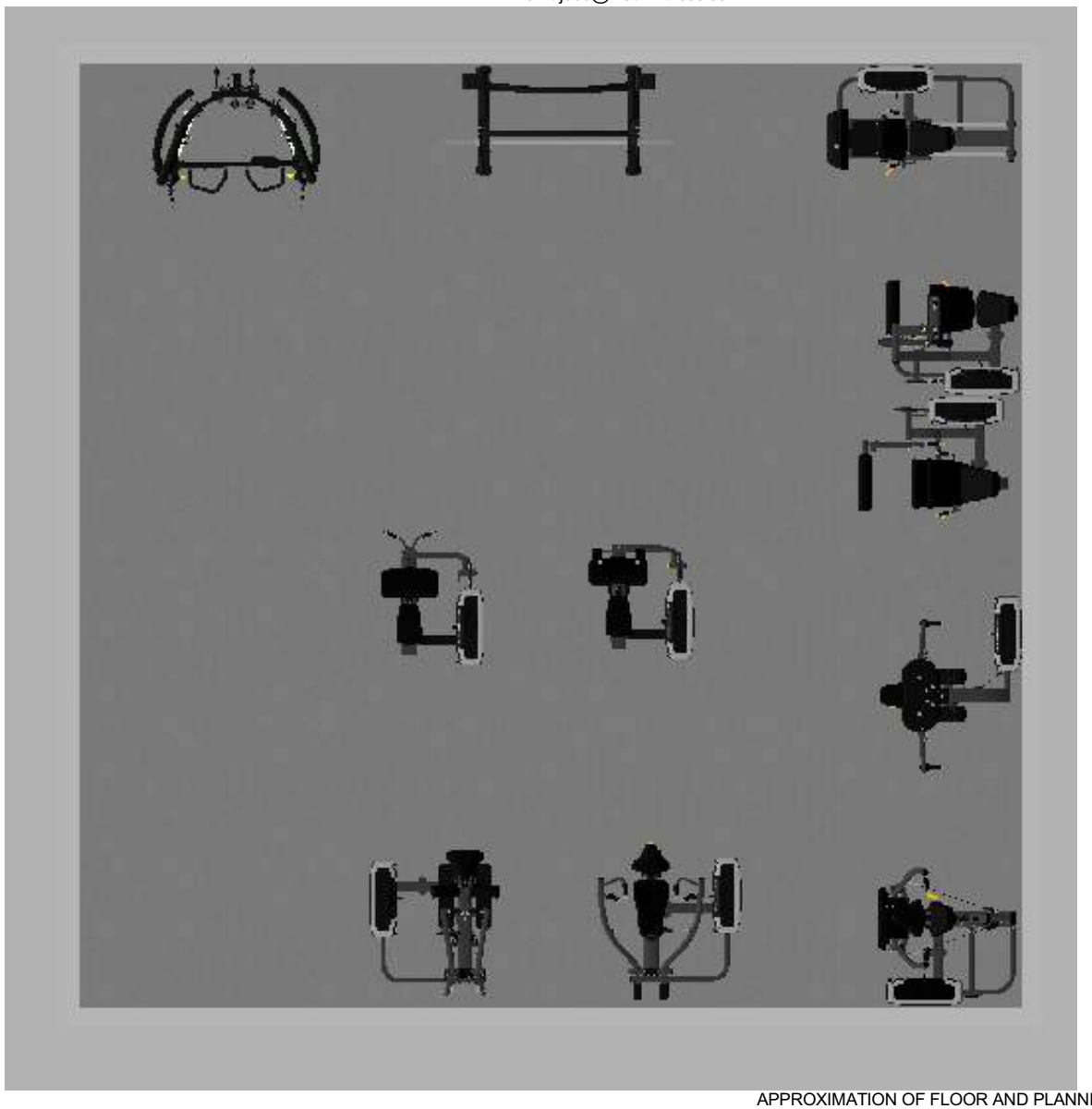


APPROXIMATION OF FLOOR AND PLANNING AREA
All dimensions are approximate and for illustrative purposes only. Please verify measurements independently before final decisions

<

Project Name
Monterra Layout 1
Web

Project Reference
Monterra Layout 1
Email
clint.judd@matrixfitness.com



APPROXIMATION OF FLOOR AND PLANNING AREA
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clint.judd@matrixfitness.com



APPROXIMATION OF FLOOR AND PLANNING AREA
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<

Item	Description	Manufacturer	Quantity
	MG-PL62 Smith Machine	Matrix Fitness	1
	G3-MSFT3 Functional Trainer	Matrix Fitness	1
	G7-S41 Dependent Arm Curl	Matrix Fitness	1
	G7-S45 Triceps Extension	Matrix Fitness	1
	G7-S13 Converging Chest Press	Matrix Fitness	1
	G7-S33 Diverging Lat Pulldown	Matrix Fitness	1
	G7-S71 Leg Extension	Matrix Fitness	1
	G7-S70 Leg Press	Matrix Fitness	1
	G7-S22 Ultra Pec Fly / Rear Delt	Matrix Fitness	1
	G7-S72 Seated Leg Curl	Matrix Fitness	1
	G7-S23 Converging Shoulder Press	Matrix Fitness	1

PROPERTY SUPERVISION SERVICES AGREEMENT

THIS PROPERTY SUPERVISION SERVICES AGREEMENT ("Agreement") is made as of this ___ day of _____, 2026, between **KENT SECURITY OF NAPLES, INC.,** a Florida corporation **("Kent" or "Contractor"),** whose address is 14600 Biscayne Boulevard, North Miami Beach, Florida 33181, and **MONTERRA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government pursuant to Chapter 190, Florida Statutes, being situated in the Cooper City, Broward County, Florida **("District"),** whose address is 11555 Heron Bay Blvd., Suite 201, Coral Springs, Florida 33076, hereinafter referred to as "Party" singular and as the **"Parties"** jointly.

WITNESSETH:

WHEREAS, District desires to engage the services of the Contractor to provide for certain property supervision services all as further set forth in **Exhibit A** attached hereto and made a part hereof ("Services") for property owned by the District boundaries and for which the District has the responsibilities to maintain; and

WHEREAS, the Contractor represents that it is qualified and possesses the necessary employees to provide the Services as detailed in this Agreement; and

WHEREAS, the at its meeting of _____, the District Board of Supervisors approved and authorized the proper District officials to enter into this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Recitals. The recitals set forth above are true and correct and each is incorporated herein by reference.

Section 2. Scope of Services. During the term of this Agreement and any extensions thereof, the Contractor shall perform and furnish the necessary personnel designated and qualified to perform the Services, set forth in Exhibit A, at a minimum of thirty-five (35) hours per week. Such Services shall be performed by the Contractor promptly, diligently and to Client's satisfaction, subject to the terms and conditions contained herein.

Section 3. Term and Termination. This Agreement shall commence on _____ ("Effective Date") for a period of one (1) year, unless terminated earlier by either Party in accordance with the terms of this Agreement. Thereafter, this Agreement shall automatically renew each year, unless otherwise terminated by either Party. Either party may terminate this Agreement with cause immediately and without cause upon thirty (30) days' written notice to the other party in accordance with the terms of this Agreement.

Section 4. Compensation. District agrees to compensate Kent in an amount not to exceed **FIVE THOUSAND AND TWENTY-ONE DOLLARS AND 78/100 ($5,021.78) DOLLARS** on a monthly basis for the Services as set forth in this Agreement. The Contractor shall provide invoices to the

District with the log of hours worked by the Kent employees providing minimum of 35 hours per week total in Services for the District. Any amounts less than the minimum 35 hours, District shall subtract from the monthly rate set forth above. District shall remit payment pursuant to the Florida Prompt Payment Act. District agrees to compensate Kent at the rate of $32.84 per man hour for regular time and time plus one half for the following legal holidays: Memorial Day, Labor Day, Thanksgiving Day, Christmas Day, New Year's Day, and July 4th on which Services are performed.

Section 5. Independent Contractor Status. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

Section 6. Proof of Business License. Kent represents that Kent and all of its personnel assigned to work at Client's property have current state, county, city, and local licenses, as applicable, in all names under which conducting business in the relevant area, and that all of its employees have been properly registered and that all other regulatory governmental authorities and state departmental agency requirements have been met and are current.

Section 7. Insurance.

A. Contractor, and any subcontractor hired by Contractor to perform any services pursuant to this Agreement shall provide and maintain the following insurance throughout the term of this Agreement:

1. Worker's Compensation Insurance in accordance with Florida law.
2. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries and property damage, with limits of not less than $2,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors' coverage for bodily injury and property damage in connection with subcontractors' operation.
3. Employer's Liability coverage with limits of at least $1,000,000 per accident or disease.
4. Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injuries and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. Contractor shall furnish District with the Certificate of Insurance evidencing compliance with this requirement. No Certificate shall be acceptable to the District unless the Certificate provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective until the District has been provided with prior written notice at least thirty (30) days in advance of the effective date of the termination or change. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance; in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Section 8. Indemnification.

A. Contractor shall indemnify and hold harmless the District and its agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Contractor is not liable for the negligence or intentional acts of the District or the District's employees, officers or supervisors or other District contractors.

B. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or in any other statute.

Section 9. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the District and the Contractor and not right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement express or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and

the Contractor and their respective representatives, successors, and assigns.

Section 10. Governing Law; Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, controlled, and governed by the laws of the State of Florida with venue lying in Broward County, Florida.

Section 11. No-Solicitation. District agrees that it shall not directly engage the services of an employee of the Contractor working on District property during the term of this Agreement or within two (2) years after the termination of this Agreement.

Section 12. Notices. All notices required or permitted by this Agreement shall be in writing, signed by the party serving the notice, sent to the party at the address shown on the first page hereof or to such other address as either party designates to the other in writing as a place for the service of notice. Such notices shall be sent either via email, via registered or certified United States mail (return receipt requested), or via a nationally recognized air courier service, and shall be deemed given when actually received at the address shown on the postal or air courier receipt. Notices not given in this manner or within the time limits set forth in this Agreement shall be of no effect and may be disregarded by the party to whom they are directed.

Section 13. Attorney's Fees. In the event of any arbitration or litigation to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs, and necessary disbursements in addition to any other relief that may be available.

Section 14. Parties Bound; Assignment. This Agreement shall be binding on and enure to the benefit of the contracting parties and their assigns. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other.

Section 15. Severability. If a court determines that this Agreement or any part of it is unenforceable for any reason, then the court shall construe the Agreement as if such unenforceable part was severed from the remainder, or such unenforceable portion shall thereupon be deemed reformed or amended as to make such provisions enforceable to the maximum extent permitted under applicable law.

Section 16. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the Contractor and the District, both the Contractor and the District have complied with all applicable requirements of law, and both the Contractor and the District have full power and authority to comply with the terms and provisions of this instrument.

Section 17. Modifications. No waivers, alterations, or modifications of this Agreement or any Agreements in connection with it shall be valid unless in writing and duly executed by both District and Kent.

Section 18. Headings. The headings in this Agreement are included for convenience only and shall not be taken into consideration in any construction or interpretation of this Agreement or any of its provisions.

Section 19. Entire Agreement. This Agreement together with the exhibits hereto and other written Agreements entered into contemporaneously herewith constitutes and represents the entire Agreement

between the parties hereto and supersedes any prior understandings or Agreements, written or verbal, between the parties hereto respecting the subject matter herein.

Section 20. Public Records.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY**

CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

INFRAMARK
11555 HERON BAY BOULEVARD, SUITE 201
CORAL SPRINGS, FLORIDA 33076
TELEPHONE: (954) 603-0033
EMAIL: _____

Section 21. Severability. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

Section 22. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the event of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against either party.

SECTION 23. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 24. SCRUTINIZED COMPANY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes Contractor further certifies that:

A. Contractor is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.

B. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
    1. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
    2. Have a material business relationship involving the supply of military equipment, or
    3. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
    4. Have been complicit in the genocidal campaign in Darfur.

C. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
    1. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
    2. Have made material investments with the effect of significantly enhancing Iran‘s petroleum sector.

D. Contractor is not engaged in business operations in Cuba or Syria.

If Contractor acknowledges that this Agreement may be terminated at the option of the District if Contractor is found to have submitted a false certification.

SECTION 25. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor’s, vendor’s, or service provider’s social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 26. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

ATTEST:

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman/Vice-Chairman

_____ day of _____, 2026

WITNESSES:

CONTRACTOR:

KENT SECURITY OF NAPLES, INC., a Florida corporation

_____
_____
[PRINT NAME OF WITNESS]

By:_____
Title:_____

_____
_____
[PRINT NAME OF WITNESS]

_____ day of _____, 2026

EXHIBIT A

SERVICES

- Present a report to all regularly scheduled Board of Supervisors meetings.
- Report directly to District Manager and follow directives of the District Manager and Board of Supervisors.
- Supervise and assist in performing various tasks as assigned involving coordination of construction, repairs, operation, and maintenance of District property and property District has maintenance responsibilities (hereinafter referred to as "Property").
- Responsible for the oversight, implementation, and completion of certain District projects as assigned.
- Supervise and assist in performing various tasks involving the Property, including, but not limited to maintenance of landscaping, irrigation, walls, roadways, sidewalks, parks, overseeing the work performed by District contracted maintenance crews, site inspections of the work, identifying deficiencies of the work, and quality control.
- Assist in solicitation of proposals for services, materials and supplies for the District as assigned.
- Perform routine inspections as needed and present areas of potential concern to the District as identified.
- Correspond and communicate with Board of Supervisors, District Manager and Clubhouse Manager to respond to the various needs of the District.
- Provide regular reports to the Board on the status of pending and completed activities and operations affecting the Property.
- Provide clerical services, such as emails, phone calls and correspondence as needed to supervise the maintenance and repairs of the Property.

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING OFFICERS OF MONTERRA COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Monterra Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statues; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MONTERRA COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are designated to the offices shown, to wit:

Jason Weinrub	Chairperson
Greg Popowitz	Vice Chairperson
Jennifer Goldyn	Secretary
Stephen Bloom	Treasurer
Angel Montagna	Assistant Treasurer
Lynne Ladner	Assistant Secretary
Avi Ciechanowiecki	Assistant Secretary
Susan Kooiman	Assistant Secretary
Juan Carlos Sanchez	Assistant Secretary
Mark Vega	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

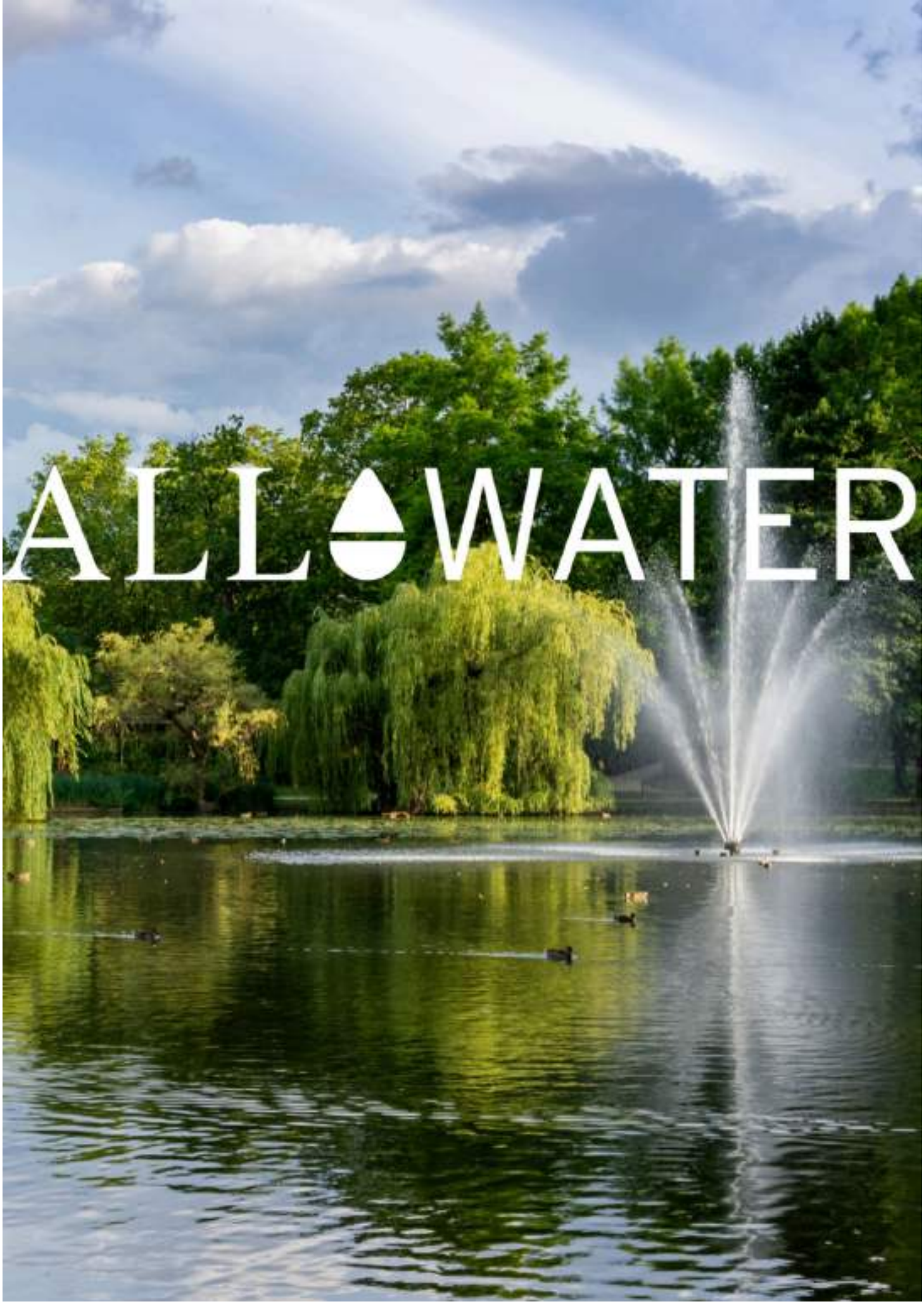
PASSED AND ADOPTED this 7th day of October 2026.

ATTEST:

Name: Mark Vega
Secretary / Assistant Secretary

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Name: Jason Weinrub
Chair / Vice Chair of the Board of Supervisors


ALLWATER

ALLWATER

Our Capabilities



Pond and Lake Management

AllWater manages over 1mm acres of aquatic habitats across 11 states. Our 30 years' experience, highly trained staff, deep technical expertise, and wide array of capabilities, along with our long-standing relationships, set us apart in the aquatics industry.



Natural Areas Management

With our certified Natural Areas applicators and fleet of airboats equipped with Raven Precision Guides application equipment, AllWater oversees large lake and natural resource management programs for countless government agencies and utility clientele. Services include: algae and aquatic wed control; water testing and restoration, lake mapping, shoreline erosion management, and fish stocking and management.



Dredging and Bathymetry Mapping

Our experienced consulting team performs bathymetric surveys and analysis internally, providing multiple layers of data to ensure your ecosystems are healthy and in compliance. AllWater boasts 6 hydraulic dredges with trained crews, along with certified equipment operators and long reach excavation equipment to perform mechanical dredging when needed.



Environmental Consulting

Our in-house consulting team performs a range of services, including wetland consulting, permitting, environmental assessments, wildlife studies and water quality testing and analysis. In addition, all services provided by AllWater are environmentally conscious. As stewards of the planet, our commitment is to protect every aquatic ecosystem we care for.

ALLWATER

Dear Elizabeth,

Thank you for the opportunity to submit the attached fountain proposal. Please review the below proposal and feel free to contact us should you have any questions at all.

Monterra CDD	
Delivery Address: 8451 Monterra Blvd Cooper City, 33024	**Contact Name: Elizabeth Ladner Contact Email: lladner@infframark.com**

Product	Price	Qty	Subtotal
Solar AquaAir® Ultra 2: Estrada Lake #1, #2, #3 & #4 -Solar AquaAir® Ultra 2, 2 Diffuser System, 24V, Cable, Solar Adapter, 10', Diffuser Assembly, SAAU 9" Single, with Check Valve and Weighted Base, Super Sink Weighted Tubing, 1/2" x 200' Roll. **** Quantities are lake-specific and vary by location. The listed price represents the total cost for all components needed for Lakes 1 through 4.**	$76,523.49	1	$76,523.49
Installation Labor -(8) Hours Labor for installation at $198/hour -Assumes site is adequately prepped and ready for work proposed. -Assumes Unrestricted site access for fountain repair/installation.	$198.00	8	$1,584.00
Shipping Allowance -If actual shipping cost exceeds price quoted shipping, the difference will be billed to client at cost at time of shipment.	$2,000.00	1	$2,000.00
25% Kasco Restocking Fee	$5,979.75	1	$5,979.75

Section total	$86,087.24
Total	$86,087.24

Notes

- Prices valid for **30 days** from date of proposal.
- Upon confirmation, a deposit of 50% will be required to confirm order. Remaining 50% will be due upon completion.
- Client is responsible for establishing and maintaining electrical power at or near the pond for all fountain and aeration equipment. AllWater Aquatic Resource Management does not install or run electrical service.

Acknowledged and Approved By:

AllWater is considered a distributor for AquaMaster® Fountain and Aerators

GENERAL LIMITED WARRANTY INFORMATION (**Per AquaMaster® guidelines**)

AquaMaster® products and their accessories are warranted against defects in material and workmanship. The limited warranty period commences from the date the unit was shipped from our factory. For specific warranty durations, please refer to Warranty at a Glance. https://www.aquamasterfountains.com/2024-warranty-at-a-glance/ .

Modifications or repairs by an unauthorized Repair Facility or user will void the warranty.

All warranty claims require prior Factory approval and authorization for return or service. All warranty service work must be performed by AquaMaster® or approved Factory Trained Authorized Service Centers. Any type of service and repair performed within the warranty period by unauthorized personnel will void the warranty.

For items submitted for warranty repairs, if after evaluation it is determined to be a non-warranty issue, a repairs quote will be generated and supplied to the distributor. If there is not an approval for the repairs within 30 days, the unit will be shipped back to the distributor at the distributor's cost. No exceptions will be made to this policy.

Warranty does not include shipping to and from the manufacturer or crane use if needed.

AT NO TIME SHALL A WARRANTY BE EXTENDED BEYOND ITS ORGINAL END DATE.

ALLWATER

Billing & Operations Contact Information

To ensure seamless project execution, please provide the billing and operations contacts for this project. Billing details allow our team to issue invoices promptly upon project commencement. If billing information differs from the site contact or proposal signer, enter the appropriate accounts payable information below. Operations contact details ensure our team can coordinate directly with the right on-site representative throughout the engagement.

All fields marked with an asterisk are required.

BILLING CONTACT NAME*

BILLING CONTACT TITLE

BILLING CONTACT EMAIL*

BILLING CONTACT PHONE*

BILLING ADDRESS*

PO NUMBER OR SPECIAL BILLING INSTRUCTIONS

OPERATIONS CONTACT NAME*

OPERATIONS CONTACT TITLE

OPERATIONS CONTACT EMAIL*

OPERATIONS CONTACT PHONE*

Why do we need this? Providing billing details upfront allows our team to issue invoices immediately upon project commencement, avoid delays that can affect scheduling and project timelines. Providing an operations contact ensures our team can communicate directly with the appropriate on-site representative for scheduling, project updates, and any time- sensitive coordination needed during execution.

MINUTES OF MEETING
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Monterra Community Development District was held Wednesday, September 2, 2026, and called to order at 6:00 p.m. at Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida 33024.

Present and constituting a quorum were:

Jason Weinrub	Chairperson *(Arrived at 6:02)*
Greg Popowitz	Vice Chairperson
Susan Kooiman	Assistant Secretary
Avi Ciechanowiecki	Assistant Secretary
Juan Carlos Sanchez	Assistant Secretary

Also present in person or via electronic communications were:

Lynne Ladner	District Manager
Ginger Wald	District Counsel
Richard Brown	District Engineer
Lou Aurigemma	District Engineer
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Ladner called the special meeting to order at 6:00 p.m. and called the roll. All five Supervisors were present and a quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Approval of Agenda**

> On MOTION by Mr. Ciechanowiecki, seconded by Mr. Sanchez, the agenda was approved. (4-0)

FOURTH ORDER OF BUSINESS **Public Comments**

Carlos reported that repairs were completed that day for the zone serving the area by the shopping center near BrightView. He stated that system was capped and that the valve to the south beneath the berm could not be located. He recommended leaving it as it was because it was working. Ms. Wald was unsure whether the irrigation system as-built drawings were available.

Mr. Weinrub discussed the software that allows users to view irrigation zones, timing, and other information that has been in place for several years. Current annual renewal for the software had recently been paid but the subscription had expired several months ago and there was confusion between CNI and the District Manager as to how the renewal would be paid.

Ms. Kooiman made a motion to withhold 10% of CNI's payment pending receipt of a copy of the wet checks. Mr. Sanchez seconded the motion. The motion was withdrawn. Creative North Agreement No. 281, dated December 1, 2020, was referenced.

Ms. Kooiman and Mr. Sanchez addressed Item 3B concerning Juniper. The need for an arbor program for the entire District and a proposal for a Level 2 tree-trimming program were discussed. Under a previous district manager a log was kept of trees that needed to be replaced and/or trimmed. A request was made to follow-up with Gladys regarding FPL tree replacement was requested as part of the transmission line project in the linear park..

Hedges behind the houses on the Customer side and encroachments involving hedges on that side were discussed. The area behind the pickleball courts was also addressed because it was becoming darker earlier, with reference to 8:00 p.m.

Ms. Neuman requested that pickleball court lighting be added to the next agenda. Landscaping in Cascada and Ponte Bella was discussed. Ms. Neuman also requested designated fishing areas.

Maya addressed evidence from 7:18 to 7:20. A discussion regarding fishing was requested for the October meeting.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Accountant

A credit from Inframark for the October bill was noted.

> On MOTION by Mr. Ciechanowiecki, seconded by Mr. Popowitz, the July 2026 financials were approved. (5-0)

B. District Counsel

Discussion of lake rust was deferred to the October meeting.

> On MOTION by Mr. Ciechanowiecki, seconded by Mr. Popowitz, sending a letter to Mattamy providing 30 days to respond was approved. (5-0)

C. District Engineer

i. Consideration of Engenuity Group Proposal for Annual Engineer's Report

> On MOTION by Mr. Ciechanowiecki, seconded by Mr. Popowitz, the Engenuity Group proposal for the Annual Engineer's Report, for a lump sum of $6,950 pursuant to the agreement, was approved. (5-0)

Wetlands were also discussed.

D. Clubhouse Manager

There was nothing to report.

E. District Manager

The need to inform vendors was noted.

> On MOTION by Mr. Ciechanowiecki, seconded by Mr. Weinrub, the District Manager's authorized expenditures for August 2026 were approved. (5-0)

SIXTHORDER OF BUSINESS Business Items

A. Consideration of Grau & Associates Audit Engagement Letter for the Fiscal Year Ending September 30, 2026

> On MOTION by Mr. Weinrub, seconded by Ms. Kooiman, the Grau & Associates audit engagement letter for the fiscal year ending September 30, 2026, was approved. (5-0)

B. Consideration of Resolution 2026-14 Adopting Revisions and Amendments to the Monterra Community Development District Rules and Policies

> On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki, Resolution 2026-14, adopting revisions and amendments to the Monterra Community Development District Rules and Policies, was adopted. (5-0)

C. Consideration of the First Amendment to the Property Maintenance Agreement with Kent Building Services, Inc.

> On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki, the First Amendment to the Property Maintenance Agreement with Kent Building Services, Inc., in the amount of $141,993.24, was approved. (5-0)

D. Consideration of Juniper Landscaping of Florida, LLC Proposal for Citra Blue Sod for the Pine Island Road Median Project

> On MOTION by Mr. Ciechanowiecki, seconded by Mr. Popowitz, the proposal from Juniper Landscaping of Florida, LLC for Citra Blue sod for the Pine Island Road median project was approved. (5-0)

F. Consideration of Creative North, Inc. Replacement Proposal for Pickleball Court Irrigation Improvements

> On MOTION by Mr. Ciechanowiecki, seconded by Mr. Sanchez, the replacement proposal from Creative North, Inc. for pickleball court irrigation improvements was approved. (5-0)

G. Consideration of Robert's Aluminum Furniture Proposals for the Replacement of Pool Furniture

The Board discussed changing the cushions at a cost of $5,000.

> On MOTION by Mr. Popowitz, seconded by Mr. Weinrub, the proposal to change the cushions at a cost of $5,000 was approved. (4-1, Mr. Ciechanowiecki opposed)

H. Consideration of Holiday Lighting Proposals from Magical Displays, Randy's Holiday Lighting, and Rizzo's Holiday Lighting, Magical Displays, and JM Holiday Lighting

The Board discussed the proposal from Magical Displays.

> On MOTION by Mr. Popowitz, seconded by Mr. Ciechanowiecki, the expenditure of $22,000 to engage Magical Displays for the 2026 holiday season was approved. (5-0)

I. Consideration of Essential Constructs Proposal No. 26-1567 for the Playground Paver Project

> On MOTION by Mr. Popowitz, seconded by Mr. Weinrub, Essential Constructs Proposal No. 26-1567 for the Playground Paver Project was approved. (5-0)

J. Consideration of Electrical Proposals for the Estrada Aerators

No motions were recorded for this item.

SEVENTH ORDER OF BUSINESS Business Administration

The Board tabled consideration of the minutes of the meeting held on August 5, 2026, the minutes of the special meeting held on August 19, 2026, and the minutes of the public hearing held on August 19, 2026. The notes reference lines 143–149.

> On MOTION by Mr. Popowitz, seconded by Mr. Weinrub, the proposal to change the cushions at a cost of $5,000 was approved. (4-1, Mr. Ciechanowiecki opposed)

EIGHTH ORDER OF BUSINESS New Business and Supervisors Requests

The Board discussed the request by a resident to place a pinball machine at the clubhouse.

Mr. Popowitz discussed flagpole improvements, including marble, stones, and mulch.

The Board discussed options of what they would like to do around the flag poles and who would do the work

The Board discussed a speed table, the Estrada columns, Pine Island Median Landscaping project, and the lighting project in the linear park..

Mr. Ciechanowiecki discussed the Clubhouse Management scope for maintenance and grounds, including the field supervisor and what would be included. Reports with the District Manager and the Clubhouse Manager separate were also noted.

Mr. Ciechanowiecki stated that Adelson had been doing most of the work and advised formalizing Adelson full-time with Kent and the others. Cameras in the District were also discussed.

NINTH ORDER OF BUSINESS Adjournment

There being no further business,

> On MOTION by Mr. Weinrub, seconded by Mr. Popowitz, the meeting was adjourned at 9:13 p.m. (5-0)

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Secretary / Assistant Secretary Chairperson / Vice Chairperson