Rizzetta & Company

Deerbrook
Community Development District

Board of Supervisors' Meeting
May 26, 2026

District Office:
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
813.933.5571

www.deerbrookcdd.org

Professionals in Community Management

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

www.deerbrookcdd.org

Board of Supervisors	Candice Bain	Chairman
	Owen Buborick	Vice Chairman
	William Fife	Assistant Secretary
	John Blakley	Assistant Secretary
	Pete Williams	Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Kutak Rock
District Engineer	Brian Surak	Clearview Land Design

All Cellular phones and pagers must be turned off while in the meeting room.

All cellular phones and pagers must be turned off while in the meeting room.

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

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

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

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD, SUITE 100,
WESLEY CHAPEL, FL 33544

Board of Supervisors
Deerbrook Community
Development District

May 18, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Deerbrook Community Development District will be held on **Tuesday, May 26, 2026 at 9:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the final agenda for this meeting:

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE COMMENTS
3. STAFF REPORTS
- A. Aquatic Report ..... Tab 1
- B. Community Asset Management Report ..... Tab 2
- C. Landscape Contractor Report/Update ..... Tab 3
- D. District Counsel
- E. District Engineer
- F. District Manager
  - i. Review of District Manager's Report ..... Tab 4
  - ii. Presentation of Voter Count Letter ..... Tab 5
  - iii. Presentation of Website Compliance Report ..... Tab 6

4. BUSINESS ITEMS
- A. Presentation of Fiscal Year 2026/2027 Proposed Budget Tab 7
  - i. Consideration of Resolution 2026-05; Approving Fiscal Year 2026/2027 Proposed Budget Tab 8
- B. Public Hearing for Parking Rules
  - i. Consideration of Resolution 2026-06; Approval of Parking Rules ..... Tab 9
- C. Ratification of 813 Towing Agreement ..... Tab 10
- D. Consideration of Community Asset Management RFP Landscape Preparation Proposal ..... Tab 11
- E. Consideration of Previous Landscape RFP Proposals or Authorize a New Landscape RFP ..... Tab 12
- F. Discussion regarding Event Policies
- G. Ratification of Pet Waste Removal Agreement ..... Tab 13
- H. Ratification of Waste Removal Agreement ..... Tab 14
- I. Ratification of Aquatics First Addendum ..... Tab 15
- J. Ratification of Aquatics Second Addendum ..... Tab 16
- K. Ratification of Arbitrage Rebate Counselors, LLC Proposal ..... Tab 17

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Meeting held February 24, 2026 ..... Tab 18

B. Consideration of Operation & Maintenance for February and March 2026..... Tab 19

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Lynn Hayes

Lynn Hayes
District Manager

Tab 1

Deerbrook Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:

5/14/2026

Prepared for:
Deerbrook
Community Development District

Prepared by:

Jacob Adams, Project Manager & Biologist

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lakes@advancedaquatic.com
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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
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Site Assessments

Pond 100A

Comments:

Treatment In Progress

The Slender Spike Rush that remains is showing positive results from treatments and is decomposing. No issues with algae were observed. Erosion areas were recently repaired. No issues were observed with other aquatic weeds or invasive grasses.

Pond 100B

Comments:

Normal Growth Observed

A very minimal amount of Planktonic algae was observed on this pond. This new growth will be targeted for treatment for further reduction. Previous treatments have targeted the exposed sediment for Torpedograss and Slender Spike Rush growth. The water level has remained low.

Site Assessments

Pond 200

Comments:

Site Looks Good

Pond 200 continues to look good. Previous treatments have remained effective at minimizing new growth of algae and Slender Spike Rush. Very minimal amounts Slender Spike Rush remain. The exposed sediment around the shoreline perimeter was previously treated and positive results were seen. The water level remains low.

Pond 300

Comments:

Site Looks Good

This site continues to look great. No issues were observed with algae, submersed weeds, aquatic weeds, or invasive grasses. Previous treatments targeted minimal growth of invasive grasses along the exposed sediment with positive results.

Site Assessments

Pond 400

Comments:

Site Looks Good

Minimal amounts of Torpedograss were previously treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.

Pond 500

Comments:

Site Looks Good

Very minimal amounts of Planktonic algae were observed on this pond. This will be targeted for treatment during the upcoming visit. Previously Slender Spike Rush was targeted for treatment with positive results and a reduction

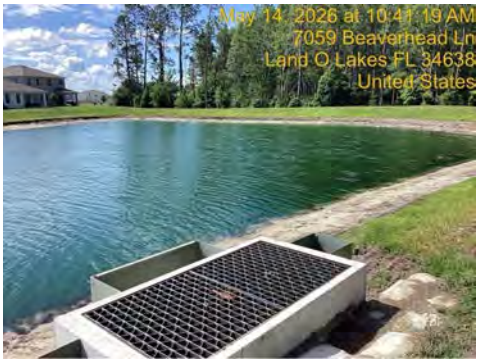
Site Assessments

Pond 600

Comments:

Normal Growth Observed

A minor amount of Planktonic algae and Slender Spike Rush growth was observed. This growth will continue to be targeted for treatment during the upcoming visits. Previously the exposed sediment was targeted for the treatment of minimal amounts of Torpedograss and other shoreline weeds. Construction trash present.



Pond 700

Comments:

Normal Growth Observed

Slender Spike Rush, Algae, and construction trash was observed on pond 700. Algae and Slender Spike Rush growth will be targeted for treatment during the upcoming visits. The water level has remained low.

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Site Assessments

Pond 800

Comments:

Normal Growth Observed

New Slender Spike Rush growth was observed on pond 800. This new growth will be targeted for treatment during the upcoming visits. Previously the shoreline perimeter was targeted for Torpedograss and shoreline weeds. Positive results were seen. The water level has remained low.

Pond 900

Comments:

Normal Growth Observed

Minimal amounts of Slender Spike Rush growth were observed on the exposed sediment. New Planktonic algae growth was observed. These will both be targeted for treatment during the upcoming visit. The water level has remained low.

Site Assessments

Pond 1000

Comments:

Site Looks Good

Trace amounts of algae were treated previously only a patch or two remain. The remaining growth observed will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds. Aquatic weeds and invasive grasses around the shoreline perimeter were previously treated.

Pond 1100

Comments:

Site Looks Good

Pond 1100 looks good. Previous Slender Spike Rush treatments have shown positive results and a reduction. No issues were observed on this pond with algae, submersed weeds, aquatic weeds, or invasive grasses.

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Site Assessments

Pond 1200

Comments:

Site Looks Good

Previously, the exposed sediment around the shoreline perimeter was targeted for Torpedograss. Positive results were seen from this treatment. No issues were observed on pond 1200 with algae, submersed weeds, or shoreline weeds.

Pond 1300

Comments:

Normal Growth Observed

A minimal amount of Slender Spike Rush growth was present. This new growth will be targeted for treatment during the upcoming visits. The exposed sediment around the shoreline perimeter was previously treated for Torpedograss and other shoreline weeds.

Site Assessments

Floodplain Pond

Comments:

Normal Growth Observed

No access due to construction activity. Unable to provide photos during this visit. A minimal amount of algae and Slender Spike Rush growth was observed.

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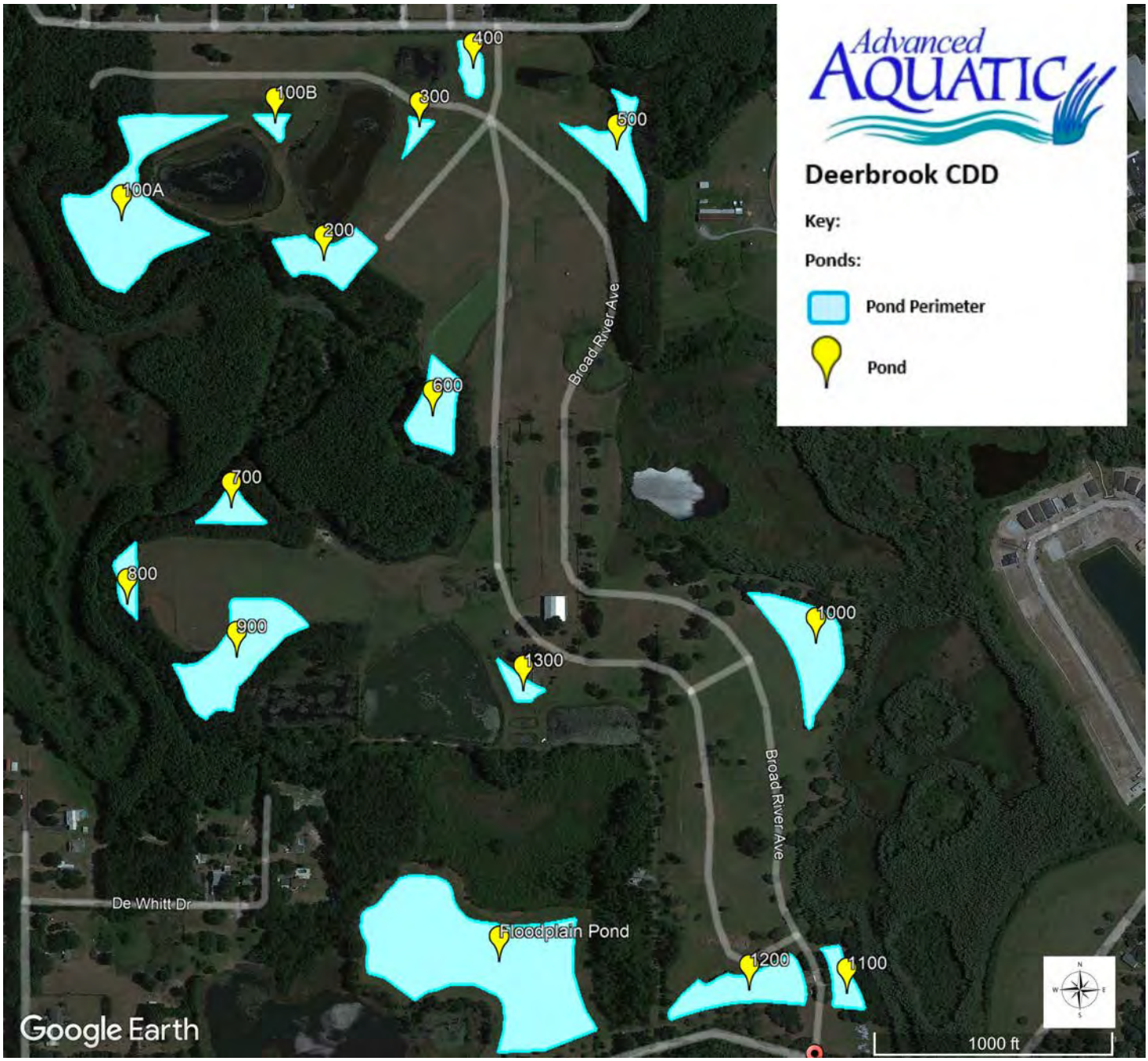
Map



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Deerbrook Community Development District

Quarterly Wetland Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:

5/14/2026

Prepared for:
Deerbrook
Community Development District

Prepared by:

Jacob Adams, Project Manager & Biologist

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Site Assessments

Buffer 1

Comments:

Site Looks Good

Minimal to no new invasive growth was observed. Torpedograss, Caesar Weed, Dog Fennel, and other invasive grasses were targeted for treatment previously. Positive results from this treatment were observed. Young Pine tree growth was observed.

Buffer 2B&C

Comments:

Site Looks Good

This buffer was recently treated for Torpedograss, Caesar Weed, Dog Fennel, and other invasive grasses. Positive results were observed from this treatment. New invasive growth was minimal to none. Some Trash/debris dump piles were observed.

Site Assessments

Pond 3

Comments:

Normal Growth Observed

Dog Fennel, Caesar Weed, Thistle, and Torpedograss were previously targeted for treatment. Minimal to no new invasive growth was observed on this site, mostly new Thistle growth. No other issues were observed.

Buffer 4

Comments:

Normal Growth Observed

Dog Fennel, Caesar Weed, Thistle, and Torpedograss were previously targeted for treatment. Minimal to no new invasive growth was observed on this site, mostly new Thistle growth. No other issues were observed.

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Site Assessments

Buffer 5

Comments:

Site Looks Good

Results continue to be seen from the previous treatments of Dog Fennel. Minimal new growth of Dog Fennel was observed on this site.

Buffer 6

Comments:

Site Looks Good

Results continue to be seen from the previous treatments of Dog Fennel. Minimal new growth of Dog Fennel was observed on this site.

Site Assessments

Buffer 7

Comments:

Normal Growth Observed

Previous treatments have targeted the growth of Dog Fennel and Thistle within this site. Positive results have been seen from these treatments and minimal to no new growth was observed. The outflow basin from the pond remains clear and water can flow freely as needed. Minimal new growth of Thistle observed.

Buffer 8

Comments:

Normal Growth Observed

Previously, treatments for invasive grasses, Dog Fennel, Thistle, and Caesar Weed were performed and positive results were seen. Minimal new Thistle growth was observed at this site. Construction trash was observed.

Site Assessments

Buffer 9

Comments:

Site Looks Good

This buffer was previously treated for minimal amounts of invasive grasses. Positive results were seen from these treatments. Minimal to no new growth was observed, mainly Thistle. This site looks good. An abundance of young pine growth was observed.

Buffer 10

Comments:

Site Looks Good

Invasive grasses, Caesar Weed, Dog Fennel, and vines were recently treated and positive results were observed. Minimal to no new growth of invasive species were observed. Abundance young pine growth, native ferns present.

Site Assessments

Buffer 11

Comments:

Site Looks Good

This buffer area continues to look great with minimal to no new invasive growth observed. Very minimal amounts of invasive grasses were targeted for treatment and positive results were seen. Young pine growth is present within this site.

Buffer 12

Comments:

Site Looks Good

This buffer area continues to look great with minimal to no new invasive growth. Any new invasive growth will be targeted for treatment during routine maintenance visits.

Site Assessments

Buffer 13

Comments:

Normal Growth Observed

Some new invasive growth was observed on this site, mainly Thistle and Dog Fennel. Treatments will continue to target any new invasive growth. No other issues were observed in this buffer area. Past treatments have targeted Dog Fennel, Caesar Weed, invasive grasses, and Primrose Willow.

Buffer 14A

Comments:

Normal Growth Observed

This buffer is not being treated currently as it is part of the 14a/14b area that is to not be disturbed.

Site Assessments

Buffer 14B

Comments:

Normal Growth Observed

This buffer is not being treated currently as it is part of the 14a/14b area that is to not be disturbed.

Buffer 15A

Comments:

Normal Growth Observed

New invasive growth was observed, mainly consisting of Thistle, Dog Fennel, and Vines. Trace amounts of invasive grasses, Dog Fennel, and Caesar Weed were previously treated and positive results were seen. No other issues were observed.

Site Assessments

Buffer 15B

Comments:

Normal Growth Observed

New growth of Thistle, Dog Fennel, Caesar Weed, and invasive grasses were observed on this site. The new growth will be targeted for treatment during the upcoming visit.

Buffer 16

Comments:

Normal Growth Observed

Minimal new growth of Thistle and Dog Fennel was observed on this site. Minimal amounts of Torpedograss, Caesar Weed, and Dog Fennel show positive results from previous treatments.

Site Assessments

Buffer 17

Comments:

Site Looks Good

The inflow structure on buffer 17 looks good and is clear of vegetation for water to flow freely. Positive results from the treatment of Torpedograss were observed in the area.

Buffer 18

Comments:

Site Looks Good

Previous treatments have targeted invasive grasses, Dog Fennel, and Caesar Weed. Minimal new growth of Thistle and Dog Fennel were observed. These will be targeted for treatment during the upcoming visits. No issues were observed and the pond outflow basin is clear of vegetation and can flow freely.

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Site Assessments

Buffer 19

Comments:

Normal Growth Observed

Positive results were seen from the previous treatments that have targeted invasive grasses, Dog Fennel, and Caesar Weed. Minimal new growth of Thistle and Dog Fennel. Treatments will continue to target new growth.

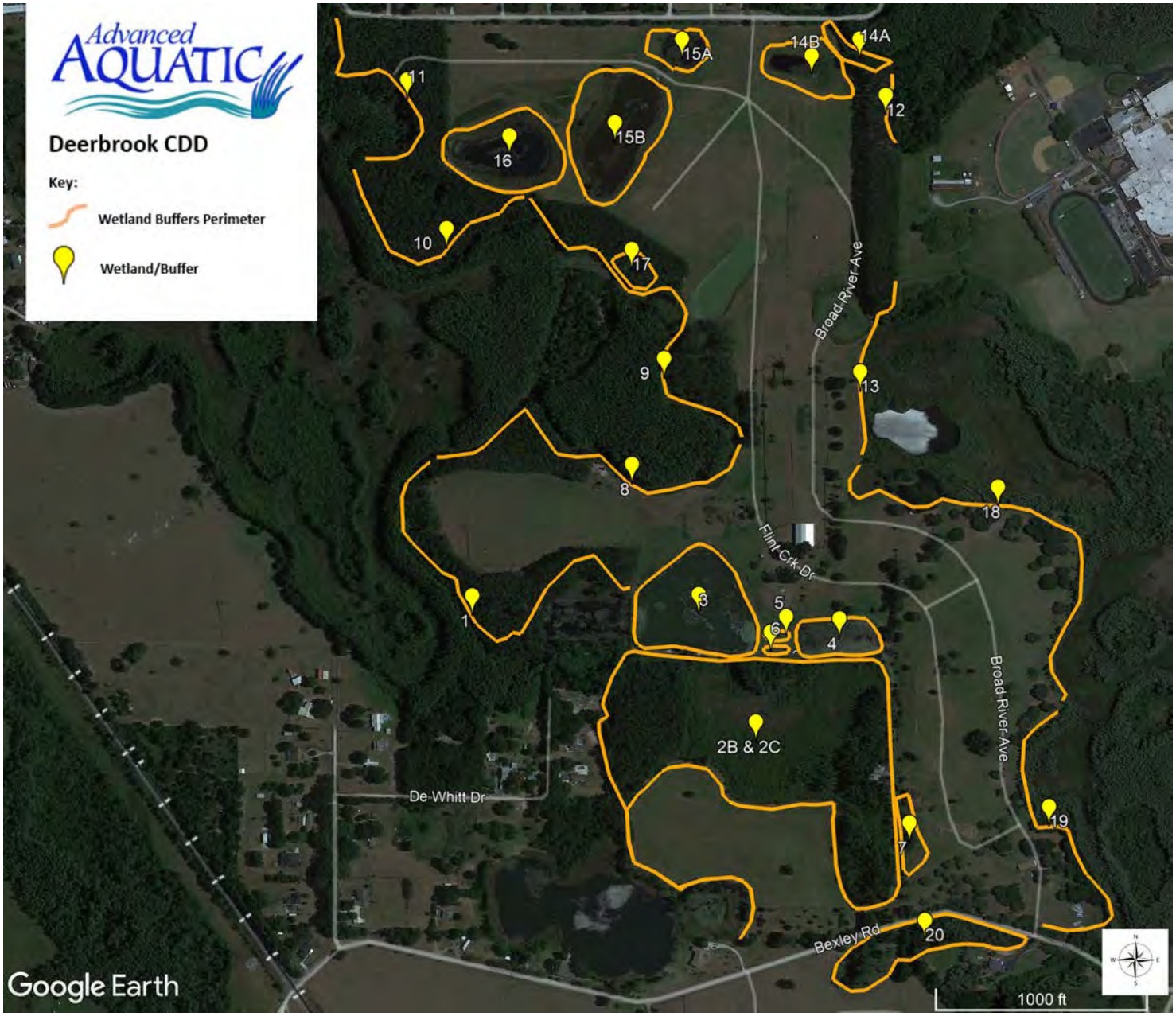
Buffer 20

Comments:

Normal Growth Observed

Construction has access blocked unable to reach this area and provide photos during this visit. Much of this area has also been cut back with all of the construction activity.

Map



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Deerbrook Community Development District

Triploid Grass Carp Barrier Installation

Completion Photos

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Deerbrook Community Development District Triploid Grass Carp Migration Barrier – Completion Photos

Pond 100a:

Pond 200:

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Deerbrook Community Development District Triploid Grass Carp Migration Barrier – Completion Photos

Pond 200:

Pond 500:

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Deerbrook Community Development District Triploid Grass Carp Migration Barrier – Completion Photos

Pond 500:

Pond 600:

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Deerbrook Community Development District Triploid Grass Carp Migration Barrier – Completion Photos

Pond 600:

Pond 900:

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Deerbrook Community Development District Triploid Grass Carp Migration Barrier – Completion Photos

Pond 1000:

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Deerbrook Community Development District Triploid Grass Carp Migration Barrier – Completion Photos

Pond 1200:

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Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
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Tab 2

DEERBROOK

Community Asset Management Report

April 30, 2026

Rizzetta & Company
Matthew Mironchik & Dylan Cambell
Community Asset Managers

Rizzetta & Company
Professionals in Community Management

Summary/Causeway Blvd/Magnolia Springs Way

General Updates, Recent & Upcoming Maintenance

- Plant material from previous reports has been replaced
- Any plant material that has not come back from the frost by June should be scheduled for removal and replacement

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. Orange is for Staff. **Bold underlined is either info or questions for the BOS.**

1. Along Magnolia Springs Way, Southbound, there is an Oak in the ROW that is slow coming back from the dormancy period. I will continue to monitor this tree to see if it comes back fully.(pic.1)

2. Weeds in the entrance beds on Sweet Magnolia Way need to be sprayed or hand pulled. If sprayed, the must be removed one they turn brown.(pic.2a>,2b>

3. Turf on CDD maintained property between Sweet Magnolia Way and Causeway Blvd Eastbound, looks yellow, weak and weedy. Check fertilization log to see when this was treated. (pic.3a>>,3b>>)

Magnolia Springs Way/Broad River Ave.

4. Weeds in the ornamental beds along Causeway Blvd. have been sprayed and have now turned brown. These should now be removed to keep bed spaces clean and to prevent regrowth.(pic.4)

5. Ornamental grass cutbacks that were suspended during the frosts should have been completed by mid-March. This encourages new healthy growth and mitigates insect damage.

6. Fakahatchee grasses in the ornamental bed along Causeway Blvd, West of Magnolia Springs Way appear to have Spider Mite damage.(pic.6)

7. Weeds in the ornamental bed along Causeway Blvd., West of Magnolia Springs Way, had been sprayed but never removed. These beds need to be cleaned prior to any mulching event.(pic.7a-7f>>>)

Rizzetta & Company
Professionals in Community Management

Causeway Blvd. Ornamental Bed

<<<7e

<<7c

<<<7f

8. Irrigation valve box lids along Causeway Blvd. show mechanical damage from mowers and need to be replaced.(pic.8)

<<7d

8

Entrance Bed/Broad River Ave./Causeway Blvd.

9. In the bed along Causeway Blvd. there is a section of ornamental grasses that have died. Please instruct crew members to remove all dead plant material while they are detailing beds.(pic.9)

10. Japanese Blueberry mention in last report was trimmed, but the dead section of the plant was left. This should be pruned using best practices to encourage a new central lead.(pic.10)

10. Piles of dirt were observed in the Northwest corner of CDD property on the inside of the fence along Causeway Blvd.. Tire tracks were also observed crossing over the narrow in Pond '100'.(Pic.10a>,10b)

11. Previously repaired erosion on the bank of Pond 100 has been repaired again.

12. Turf between the sidewalk and Broad River Ave. has weed breakthrough already. Please provide fertilization records to make sure all areas are being treated properly and on time.(pic.12>>)

13. Dead/dying plant material near the entrance to the Amenity Center should be removed and replaced.(pic.13>>)

14. Sabal Palm, noted in previous report, located near the Southeast side of the Amenity Center still has no green spike. Plans for replacement should be made if it does not show any signs of growth by June.(pic.14>>)

Broad River Ave./Amenity Center

15. On the Northeast side of the Amenity Center, opposite of the Sabal Palm in item #14, there is another Sabal Palm that is slow coming back from transplant shock. This palm will be monitored as well.(pic.15)

16. Ornamental bed surrounding the pump station on Broad River Avenue, near Holly Flats Lane, is full of weeds and needs to be detailed.(pic.16)

16. Along the Southeast perimeter, between Pond '1200' and the construction along Bexley Rd., one of the Red Maples and some truf on CDD property has been damaged severely and needs to be replaced once construction is finished.(pic.16a>>,16b>>)

Pond 1200

Tab 3

DEERBROOK

Community Asset Management Report

April 30, 2026

Rizzetta & Company
Matthew Mironchik & Dylan Cambell
Community Asset Managers

Rizzetta & Company
Professionals in Community Management

Summary/Causeway Blvd/Magnolia Springs Way

General Updates, Recent & Upcoming Maintenance

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- Any plant material that has not come back from the frost by June should be scheduled for removal and replacement

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1. Along Magnolia Springs Way, Southbound, there is an Oak in the ROW that is slow coming back from the dormancy period. I will continue to monitor this tree to see if it comes back fully.(pic.1) - Monitoring

2. Weeds in the entrance beds on Sweet Magnolia Way need to be sprayed or hand pulled. If sprayed, the must be removed one they turn brown.(pic.2a>,2b> - Removed

3. Turf on CDD maintained property between Sweet Magnolia Way and Causeway Blvd Eastbound, looks yellow, weak and weedy. Check fertilization log to see when this was treated. (pic.3a>>,3b>>) - Treated

Magnolia Springs Way/Broad River Ave.

5. Ornamental grass cutbacks that were suspended during the frosts should have been completed by mid-March. This encourages new healthy growth and mitigates insect damage. - Will be completed by next inspection

6. Fakahatchee grasses in the ornamental bed along Causeway Blvd, West of Magnolia Springs Way appear to have Spider Mite damage.(pic.6) - Treated

7. Weeds in the ornamental bed along Causeway Blvd., West of Magnolia Springs Way, had been sprayed but never removed. These beds need to be cleaned prior to any mulching event.(pic.7a-7f>>>) - Completed

4. Weeds in the ornamental beds along Causeway Blvd. have been sprayed and have now turned brown. These should now be removed to keep bed spaces clean and to prevent regrowth.(pic.4) - Treated.

Causeway Blvd. Ornamental Bed

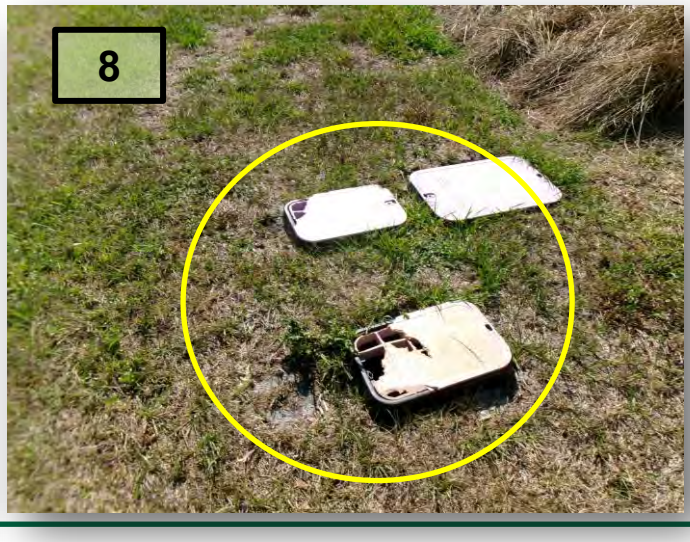
<<<7e

<<7c

<<<7f

8. Irrigation valve box lids along Causeway Blvd. show mechanical damage from mowers and need to be replaced.(pic.8)

<<7d


8

8 - Will be completed by next inspection

Entrance Bed/Broad River Ave./Causeway Blvd.

9. In the bed along Causeway Blvd. there is a section of ornamental grasses that have died. Please instruct crew members to remove all dead plant material while they are detailing beds.(pic.9)

10. Japanese Blueberry mention in last report was trimmed, but the dead section of the plant was left. This should be pruned using best practices to encourage a new central lead.(pic.10)

10. Piles of dirt were observed in the Northwest corner of CDD property on the inside of the fence along Causeway Blvd.. Tire tracks were also observed crossing over the narrow in Pond '100'.(Pic.10a>,10b)
- Not Redtree's juristiction

11. Previously repaired erosion on the bank of Pond 100 has been repaired again.
- Not Redtree's juristiction

12. Turf between the sidewalk and Broad River Ave. has weed breakthrough already. Please provide fertilization records to make sure all areas are being treated properly and on time.(pic.12>>) - Treated

13. Dead/dying plant material near the entrance to the Amenity Center should be removed and replaced.(pic.13>>) - Removed

14. Sabal Palm, noted in previous report, located near the Southeast side of the Amenity Center still has no green spike. Plans for replacement should be made if it does not show any signs of growth by June.(pic.14>>)
- Monitoring

9 - Will be removed by next inspection

10 - Treated and will be completed by next inspection

Broad River Ave./Amenity Center

15. On the Northeast side of the Amenity Center, opposite of the Sabal Palm in item #14, there is another Sabal Palm that is slow coming back from transplant shock. This palm will be monitored as well.(pic.15) - Monitoring

16. Ornamental bed surrounding the pump station on Broad River Avenue, near Holly Flats Lane, is full of weeds and needs to be detailed.(pic.16) - Completed

16. Along the Southeast perimeter, between Pond '1200' and the construction along Bexley Rd., one of the Red Maples and some truf on CDD property has been damaged severely and needs to be replaced once construction is finished.(pic.16a>>,16b>>) - Noted

- A proposal can be submitted upon request.

Pond 1200

<<16a

<<16b

<<17

Rizzetta & Company
Professionals in Community Management

Tab 4

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** June 23, 2026 @ 9:00 AM
- **Next Election:** The Fourth Year Landowner Election to be held on November 3, 2026, the first Tuesday of the month for 3 seats. The two candidates receiving the highest number of votes shall be elected to serve for a 4-year period, and the remaining candidate elected shall serve for a 2-year period.

District Manager's Report

May 26

2026

DEERBROOK CDD

FINANCIAL SUMMARY	3/31/2026
General Fund Cash & Investment Balance:	$529,589
Debt Service Fund Investment Balance:	$1,261,012
Total Cash and Investment Balances:	**$1,790,601**
General Fund Expense Variance: $130,442	**Under Budget**

Tab 5

Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

RECEIVED
APR 20
BY:

April 17, 2026

Lynn Hayes
District Manager
3434 Colwell Ave Suite 200
Tampa FL 34614

Dear Lynn Hayes:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Deerbrook Community Development District 304
- Long Lake Reserve Community Development District 569

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Tab 6

Quarterly Compliance Audit Report

Deerbrook

Date: March 2026 - 1st Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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

ADA Website Accessibility

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

Florida Statute Compliance

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

Audit Process

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

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

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

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

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

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

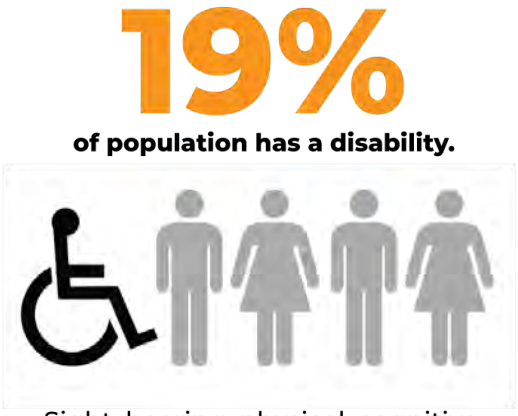
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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

ADA Compliance Categories

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

Contrast and colors

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

Contract checker: *http://webaim.org/resources/contrastchecker*

Using semantics to format your HTML pages

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

Text alternatives for non-text content

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

Helpful article: *http://webaim.org/techniques/alttext*

Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*

Easy to navigate and find information

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

Helpful article: *http://webaim.org/techniques/sitetools/*

Properly formatting tables

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

Helpful article: *http://webaim.org/techniques/tables/data*

Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acrobat*

Making videos accessible

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

Helpful article: *http://webaim.org/techniques/captions*

Making forms accessible

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

Helpful article: *http://webaim.org/techniques/forms*

Alternate versions

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

Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.

Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that

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

Tab 7

Rizzetta & Company

Deerbrook
Community Development District

www.Deerbrookcdd.org

Proposed Budget for
Fiscal Year 2026-2027

Professionals in Community Management

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Proposed Budget
Deerbrook Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 757,980	$ 757,980	$ 756,194	$ 1,786	$ 853,823	$ 97,629	
6								
7	**Assessment Revenue Subtotal**	**$ 757,980**	**$ 757,980**	**$ 756,194**	**$ 1,786**	**$ 853,823**	**$ 97,629**	
8								
9	**OTHER REVENUES**							
10								
11	**Contributions & Donations from Private Sources**							
12	Developer Contributions	$ 6,076		$ 26,635	$ (26,635)	$ -	$ (26,635)	
13								
14	**Other Revenue Subtotal**	**$ 6,076**	**$ -**	**$ 26,635**	**$ (26,635)**	**$ -**	**$ (26,635)**	
15								
16	**TOTAL REVENUES**	**$ 764,056**	**$ 757,980**	**$ 782,829**	**$ (24,849)**	**$ 853,823**	**$ 70,994**	
17								
18	**EXPENDITURES - ADMINISTRATIVE**							
19								
20	***Legislative***							
21	Supervisor Fees	$ 800	$ 1,600	$ 7,200	$ 5,600	$ 7,200	$ -	DR Horton 5 Paid Supervisors?
22	***Financial & Administrative***							
23	ADA Website Compliance	$ 1,537	$ 3,074	$ 2,700	$ (374)	$ 1,538	$ (1,162)	Per Contract
24	Accounting Services	$ 10,284	$ 20,568	$ 20,567	$ (1)	$ 21,184	$ 617	Cost of living adjustment
25	Administrative Services	$ 2,250	$ 4,500	$ 4,499	$ (1)	$ 4,634	$ 135	Cost of living adjustment
26	Arbitrage Rebate Calculation	$ -	$ -	$ 400	$ 400	$ 400	$ -	NEED RENEWAL April 27, 2027
27	Assessment Roll	$ 5,356	$ 5,356	$ 5,356	$ -	$ 5,517	$ 161	Cost of living adjustment
28	Auditing Services	$ -	$ -	$ 5,400	$ 5,400	$ 5,600	$ 200	Per Grau Contract - Will need RFP for FY 27/28
29	Disclosure Report	$ 4,000	$ 8,000	$ 5,000	$ (3,000)	$ 5,000	$ -	
30	District Engineer	$ 6,332	$ 12,664	$ 7,500	$ (5,164)	$ 10,000	$ 2,500	Per DE Will need RFQ in future
31	District Management	$ 11,248	$ 22,496	$ 22,495	$ (1)	$ 23,170	$ 675	Cost of living adjustment
32	Dues, Licenses & Fees	$ 175	$ 350	$ 225	$ (125)	$ 225	$ -	Annual DEO Admin Fee
33	Financial Consulting & Revenue Collections	$ 1,928	$ 3,856	$ 3,856	$ -	$ 3,972	$ 116	Cost of living adjustment
34	Legal Advertising	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	
35	Miscellaneous Fees	$ -	$ -	$ 500	$ 500	$ 500	$ -	
36	Miscellaneous Mailings	$ -	$ -	$ 500	$ 500	$ 500	$ -	As-needed for assessment notices
37	Public Officials Liability Insurance	$ 2,480	$ 2,480	$ 2,633	$ 153	$ 2,728	$ 95	Per Egis

Proposed Budget
Deerbrook Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
38	Tax Collector /Property Appraiser Fees	$ 150	$ 150	$ 150	$ -	$ 150	$ -	The PA $750 w/ contract, and $150 thereafter. TC $750 w/contract
39	Trustees Fees	$ 1,580	$ 1,580	$ 3,750	$ 2,170	$ 3,750	$ -	
40	Website Hosting, Maintenance, Backup (and Email)	$ 660	$ 1,320	$ 1,320	$ -	$ 1,320	$ -	
41	***Legal Counsel***							
42	District Counsel	$ 8,713	$ 17,426	$ 30,000	$ 12,574	$ 26,000	$ (4,000)	Per DC
43	District Counsel - Litigation	$ 12,327	$ 24,654	$ -	$ (24,654)	$ 15,000	$ 15,000	Per Bill
44								
45	**Administrative Subtotal**	**$ 69,820**	**$ 130,074**	**$ 129,051**	**$ (1,023)**	**$ 143,388**	**$ 14,337**	
46								
47	**EXPENDITURES - FIELD OPERATIONS**							
48								
49	***Law Enforcement***							
50	Off Duty Deputy	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	
51	***Electric Utility Services***							
52	Utility - Irrigation	$ 471	$ 942	$ 2,000	$ 1,058	$ 2,000	$ -	Irrigation well (7177 Beaverhead Ln) Average Monthly Cost - $99.29
53	Utility (Electric) - Recreation Facilities	$ -	$ -	$ -	$ -	$ 15,000	$ 15,000	Withlacoochee River Electric
54	Utility - Street Lights	$ -	$ -	$ 113,800	$ 113,800	$ 90,000	$ (23,800)	Solar lights 56 lights phase 1 + 74 lights phase 2 = 130 total - $7,150 per month
55	***Garbage/Solid Waste Control Services***							
56	Garbage - Recreation Facility	$ -	$ -	$ 1,700	$ 1,700	$ 1,300	$ (400)	Per 3/13/26 Waste Pro Contract Curb Pick Up Cans $1,248 Year- $104 Month
57	Solid Waste Assessment	$ -	$ -	$ 1,300	$ 1,300	$ 1,300	$ -	Estimate $1,300 Year
58	***Water-Sewer Combination Services***							
59	Utility Services (Water/Sewer) - Recreation Facilities	$ -	$ -	$ 12,000	$ 12,000	$ 5,000	$ (7,000)	Based on per month average
60	***Stormwater Control***							
61	Aquatic Maintenance	$ 22,432	$ 44,864	$ 17,660	$ (27,204)	$ 18,400	$ 740	Advanced Aquatics Renewal 10/1/26 Contract $1,531/month (15 ponds)
62	Lake/Pond Bank Maintenance & Repair	$ -	$ -	$ 5,000	$ 5,000	$ 10,000	$ 5,000	
63	Stormwater Assessment	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -	
64	Wetland Monitoring & Maintenance	$ 6,252	$ 12,504	$ 13,000	$ 496	$ 13,100	$ 100	Advanced Aquatics Renewal 10/1/26 Contract $1,084/month (23 wetland buffer areas)
65	***Other Physical Environment***							
66	Fire Ant Treatment	$ -	$ -	$ 6,300	$ 6,300	$ 6,300	$ -	Average cost per treatment
67	General Liability Insurance	$ 3,032	$ 3,032	$ 3,718	$ 686	$ 3,335	$ (383)	Per Egis
68	Holiday Decorations	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -	
69	Irrigation Maintenance & Repairs	$ 313	$ 626	$ 15,000	$ 14,374	$ 15,000	$ -	
70	Landscape - Mulch	$ -	$ -	$ 35,000	$ 35,000	$ 35,000	$ -	RedTree - BOS Landscape RFP
71	Landscape Inspection Services	$ 6,000	$ 12,000	$ 12,000	$ -	$ 14,500	$ 2,500	Cost of living adjustment
72	Landscape Maintenance	$ 127,872	$ 255,744	$ 162,600	$ (93,144)	$ 256,000	$ 93,400	Includes April 2024 + August 2024 Pond Landscape Maint. Amendment Agreement $21,050 Monthly - BOS Landscape RFP RED TREE $263,346
73	Landscape Replacement Plants, Shrubs, Trees	$ 56	$ 112	$ 10,000	$ 9,888	$ 10,000	$ -	Common Areas and Clubhouse

Proposed Budget
Deerbrook Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
74	Ornamental Lighting & Maintenance	$ -	$ -	$ 200	$ 200	$ 200	$ -	Minor landscape lighting
75	Property Insurance	$ 763	$ 763	$ 50,000	$ 49,237	$ 30,000	$ (20,000)	This can change based on assets added. PVC Fencing & Clubhouse & Solar Lights added Egis Estimate $30K
76	Rust Prevention	$ -	$ -	$ 10,000	$ 10,000	$ 10,000	$ -	Need to add contract - estimate
77	***Road & Street Facilities***							
78	Parking Lot Repair & Maintenance	$ -	$ -	$ 500	$ 500	$ 500	$ -	
79	Pressure Washing - Common Area	$ 325	$ 650	$ 500	$ (150)	$ 500	$ -	
80	Roadway Repair & Maintenance	$ -	$ -	$ 30,000	$ 30,000	$ 30,000	$ -	Roads owned by CDD
81	Sidewalk Maintenance & Repair	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	
82	***Parks & Recreation***							
83	Amenity Maintenance & Repair	$ 32	$ 64	$ 5,000	$ 4,936	$ 5,000	$ -	
84	Clubhouse Janitorial Services	$ -	$ -	$ 12,000	$ 12,000	$ 12,000	$ -	Per Neptune Multi Services Contract - $10,560 Year Includes Supplies
85	Computer Support, Maintenance & Repair	$ -	$ -	$ 500	$ 500	$ 500	$ -	
86	Dog Waste Station Supplies & Maintenance	$ -	$ -	$ 4,000	$ 4,000	$ 2,000	$ (2,000)	Per Doody Calls Contract 2 Stations - $1,560 Year
88	Employee - Salaries	$ -	$ -	$ 24,132	$ 24,132	$ 25,000	$ 868	Amenity Management Contract PT 16 hrs per week
89	Facility A/C & Heating Maintenance & Repair	$ -	$ -	$ 500	$ 500	$ 1,000	$ 500	
90	Furniture Repair & Replacement	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -	
91	Maintenance & Repairs	$ 230	$ 460	$ 1,000	$ 540	$ 1,000	$ -	
92	Management Contract	$ 6,096	$ 12,192	$ 8,000	$ (4,192)	$ 35,000	$ 27,000	Amenity Management Contract full year
93	Office Supplies	$ -	$ -	$ 500	$ 500	$ 500	$ -	
94	Playground Equipment and Maintenance	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -	
95	Pool Repairs & Maintenance	$ 114	$ 228	$ 3,000	$ 2,772	$ 3,000	$ -	
96	Pool Service Contract	$ 7,500	$ 15,000	$ 25,000	$ 10,000	$ 18,000	$ (7,000)	Per Cooper Pools Need Contract $18,000, 3 days a week
97	Security System Monitoring & Maintenance	$ 15,002	$ 30,004	$ 30,000	$ (4)	$ 8,000	$ (22,000)	Per Action Security Contract $1,800 + Flock Security Solar 1 yr term Expires 10/21/26, $7,400
98	Telephone, Internet, Cable	$ -	$ -	$ 3,000	$ 3,000	$ -	$ (3,000)	Bluestream included no cost
99	***Special Events***							
100	Special Events	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	
101	***Contingency***							
102	Miscellaneous Contingency	$ 26,510	$ 53,020	$ 7,868	$ (45,152)	$ 10,000	$ 2,132	
103								
104	**Field Operations Subtotal**	**$ 223,000**	**$ 442,205**	**$ 653,778**	**$ 211,573**	**$ 710,435**	**$ 56,657**	
105								
106	**TOTAL EXPENDITURES**	**$ 292,820**	**$ 572,279**	**$ 782,829**	**$ 210,550**	**$ 853,823**	**$ 70,994**	
107								
108	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 471,236**	**$ 185,701**	**$ -**	**$ 185,701**	**$ -**	**$ -**	

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2023	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments [1]	$590,888.15	$590,888.15
TOTAL REVENUES	**$590,888.15**	**$590,888.15**
EXPENDITURES		
Administrative		
Debt Service Obligation	$590,888.15	$590,888.15
Administrative Subtotal	**$590,888.15**	**$590,888.15**
TOTAL EXPENDITURES	**$590,888.15**	**$590,888.15**
EXCESS OF REVENUES OVER EXPENDITURES		**$0.00**

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	**$628,604.41**

Notes:

Tax Roll County Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

2026/2027 O&M AND DEBT SERVICE ASSSESSMENT SCHEDULE

2026/2027 O&M Budget:		$853,823.00	**2025/2026 O&M Budget:**	$756,194.00
Collection Costs:	2%	$18,166.45	**2026/2027 O&M Budget:**	$853,823.00
Early Payment Discounts:	4%	$36,332.89		
2026/2027 Total:		**$908,322.34**	**Total Difference:**	**$97,629.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
Single Family 40'	Series 2023 Debt Service	$1,318.52	$1,318.52	$0.00	0.00%
	Operations/Maintenance	$1,687.39	$1,905.24	$217.85	12.91%
	Total	**$3,005.91**	**$3,223.76**	**$217.85**	**7.25%**
Single Family 50'	Series 2023 Debt Service	$1,648.15	$1,648.15	$0.00	0.00%
	Operations/Maintenance [(1)]	$2,109.23	$2,381.55	$272.32	12.91%
	Total	**$3,757.38**	**$4,029.70**	**$272.32**	**7.25%**
Single Family 60'	Series 2023 Debt Service	$1,977.78	$1,977.78	$0.00	0.00%
	Operations/Maintenance [(1)]	$2,531.08	$2,857.86	$326.78	12.91%
	Total	**$4,508.86**	**$4,835.64**	**$326.78**	**7.25%**

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		**$853,823.00**
COLLECTION COSTS @	**2%**	**$18,166.45**
EARLY PAYMENT DISCOUNT @	**4%**	**$36,332.89**
TOTAL O&M ASSESSMENT		**$908,322.34**

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2023 DEBT SERVICE [1]
Single Family 40'	199	199
Single Family 50'	155	155
Single Family 60'	56	56
Total Community	**410**	**410**

ALLOCATION OF O&M ASSESSMENT

EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
0.80	159.20	41.74%	$379,142.41
1.00	155.00	40.64%	$369,139.91
1.20	67.20	17.62%	$160,040.01
	381.40	**100.00%**	**$908,322.34**

PER LOT ANNUAL ASSESSMENT

O&M	SERIES 2023 DEBT SERVICE [2]	TOTAL [3]
$1,905.24	**$1,318.52**	**$3,223.76**
$2,381.55	**$1,648.15**	**$4,029.70**
$2,857.86	**$1,977.78**	**$4,835.64**

LESS: Collection Costs (2%) and Early Payment Discounts (4%):	**($54,499.34)**
Net Revenue to be Collected:	**$853,823.00**

[1] Reflects the number of total lots with Series 2023 debt outstanding.

[2] Annual debt service assessment per lot adopted in connection with the Series 2023 bond issuance. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

[3] Annual assessment that will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with the planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities that requires various office-related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 8

RESOLUTION 2026-05
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Deerbrook Community Development District (**"District"**) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A** (**"Proposed Budget"**); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 25, 2026
TIME: 9:00 a.m.
LOCATION: Rizzetta & Company,
5844 Old Pasco Rd, Ste 100
Wesley Chapel, FL 33544

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26 **DAY OF** May**, 2026.**

ATTEST:

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Tab 9

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Deerbrook Community Development District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District ("Board") is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of roadways, parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt its *Rule Relating to Parking Enforcement* ("Rule"), pursuant to the provisions of Sections 190.012, *Florida Statutes*; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District hereby adopts the Rule, attached hereto as **Exhibit A.**

SECTION 2. If any provision of this Resolution or the Rule is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ___ day of _____, 2026.

ATTEST:	**DEERBROOK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

EXHIBIT A

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on _____, 2026, at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Deerbrook Community Development District ("District") adopted the following rule to govern parking enforcement on certain District property.

---

1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and fine such owners consistent with this rule and as indicated herein.

2. **PARKING RULES.**

State and Local Parking Rules

The parking prohibitions set forth in applicable state and local ordinances, including but not limited to, Chapter 316, Florida Statutes, and Chapter 106 – Traffic and Vehicles of the Pasco County Code of Ordinances, are applicable to District-owned property, including but not limited to District-owned rights-of-way, and are incorporated herein by this reference ("**State & Local Parking Rules**").

Parking on CDD Streets and Other Property

The District hereby adopts the State & Local Parking Rules for CDD streets and other common property. Without intending to limit the foregoing, a summary of certain of such prohibitions is listed here (taken from Sections 316.1945 and 316.195, Florida Statutes), and certain additional provisions are also hereby created below:

a. **Direction:** Vehicles must park in the direction of authorized traffic movement.
b. **Distance from Curb:** Right-hand wheels must be within 12 inches of the right-hand curb or edge of the roadway.
c. **Prohibited Areas (No Stopping, Standing, or Parking):**
   (1) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no person shall:
   (a) Stop, stand, or park a vehicle:
      1. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
      2. On a sidewalk.
      3. Within an intersection.
      4. On a crosswalk.

5. Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless the Department of Transportation indicates a different length by signs or markings.
6. Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic.
7. Upon any bridge or other elevated structure upon a highway or within a highway tunnel.
8. On any railroad tracks.
9. On a bicycle path.
10. At any place where official traffic control devices prohibit stopping.

(b) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:

1. In front of a public or private driveway.
2. Within 15 feet of a fire hydrant.
3. Within 20 feet of a crosswalk at an intersection.
4. Within 30 feet upon the approach to any flashing signal, stop sign, or traffic control signal located at the side of a roadway.
5. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of such entrance (when property signposted).
6. On an exclusive bicycle lane.
7. At any place where official traffic control devices prohibit standing.

d. Disabled Parking:

i. It is illegal to park in marked disabled spaces without a proper permit.
ii. It is illegal to obstruct the path of travel to an accessible parking space or curb cut.

e. Parking and Emergency Access:

i. No person may park a vehicle directly across from another vehicle, regardless of permitting status.
ii. No vehicle shall be parked in a manner that would block access by sanitation trucks, emergency vehicles, or other governmental service providers.

f. Parking on Common Areas Prohibited:

i. Except as outlined in this rule, parking on grassy areas or other common areas owned by the District or in which the District owns an easement is strictly prohibited except for authorized District vehicles and/or District contractors.

Parking at CDD Amenity Clubhouse

The District hereby adopts the following parking rules for the CDD clubhouse:

a. Amenity area parking is for amenity patrons and guests **only** and is limited while enjoying the amenity area. No overnight parking is allowed between the hours of 10 p.m. to 6 a.m.
b. Parking in the clubhouse/amenity centers shall be on a first come/first serve basis.

3. TOWING/REMOVAL PROCEDURES.

a. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District's Board of Supervisors and

shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.

b. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein ("**Towing Operator**").

c. TOWING/REMOVAL AUTHORITY.

***Amenity* -** The Towing Operator will/shall be permitted to conduct "roam" towing at the amenity, and between the hours of 10 p.m. to 6 a.m., in accordance with this Rule. The Towing Operator does not require authorization from the District to tow any vehicles in violation of this Rule. However, the Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, Florida Statutes. Alternatively, the District's staff may elect to contact local law enforcement and notify such authority of any vehicle parked in violation of these rules.

***Streets / Other Common Area* -** The District's staff may contact the Towing Operator for removal of a vehicle parked on the District's streets or common areas in violation of this Rule. The Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, Florida Statutes. Alternatively, the District's staff may elect to contact local law enforcement and notify such authority of any vehicle parked in violation of these rules.

4. OTHER DISTRICT PENALTIES. If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of $1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.

5. PARKING AT YOUR OWN RISK. Vehicles may be parked on District property pursuant to this rule, provided, however, that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: **_____, 2026**

Tab 10

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TOWING SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this 30th day of April 2026, by and between:

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and with a mailing address of 3434 Colwell Ave., Suite 200, Tampa, Florida 33614 ("**District**"), and

813 TOWING SERVICE, LLC, a limited liability company, with a mailing address of 4407 East 21st Avenue, Tampa, FL 33605 ("**Contractor**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Policies, defined below, and more particularly described in **Exhibit A** ("**Services**"); and

WHEREAS, the District has adopted that certain *Rules & Policies Relating to Parking Enforcement*, a copy of which is attached hereto as **Exhibit B,** and as may be amended from time to time by the Board of Supervisors ("**Board**") of the District ("**Parking Policies**"); and

WHEREAS, the Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

WHEREAS, the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes the Contractor, and its employees and agents, to perform vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District's designated representatives, who shall be the HOA management staff ("**District Representatives**"), and the current members of the Board of Supervisors of the District. All such Services shall be performed only at the times specified in the Parking Policies; specifically, the Contractor shall tow a vehicle only upon notification from the District Representatives. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Policies, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

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A. Upon execution of this Agreement, Contractor shall procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal services by the Contractor.

B. Upon towing/removal of a vehicle, such vehicle shall be stored by the Contractor at a storage facility site meeting the requirements as set forth in Section 715.07, *Florida Statutes*, including but not limited to the distance from point of removal and public access requirements.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

D. Exhibit A is solely provided for purposes of clarifying the scope of Services. In the event any terms of Exhibit A conflict the terms or provisions provided in this Agreement, the terms of this Agreement shall control.

SECTION 3. COMPENSATION. The Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to the Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM; TERMINATION. This Agreement shall become effective on the date first written above and shall remain in effect through September 30, 2026, and shall automatically renew each District fiscal year thereafter for additional one-year terms, unless terminated earlier in accordance with the terms of this Agreement. Notwithstanding any other term of this Agreement, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District may terminate this Agreement without cause upon thirty (30) days written notice of termination.

SECTION 5. INSURANCE.

A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	

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Bodily Injury (including contractual)	$1,000,000/$2,000,000
Property Damage (including contractual)	$1,000,000/$2,000,000
Automobile Liability (if applicable)	
Bodily Injury and Property Damage	$1,000,000

B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services.

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

A. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely for any damage to property, including but not limited to vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

C. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 9. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall

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not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 12. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 13. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 14. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

A. If to the District:
Deerbrook Community
Development District
3434 Colwell Ave., Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to:
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor:
813 Towing Service, LLC
4407 East 21st Avenue
Tampa, Florida 33605
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom

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Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

SECTION 15. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jordan Lansford** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, LHAYES@RIZZETTA.COM, OR AT 3434 COLWELL AVE., SUITE 200, TAMPA, FLORIDA 33614.

SECTION 16. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

SECTION 17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 18. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 19. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto

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any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 20. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 21. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 22. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 23. E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the Owner.

SECTION 24. ANTI-HUMAN TRAFFICKING STATEMENT. Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

SECTION 25. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law. If Contractor is found to have submitted a false statement or is prohibited from doing business with the District under Florida law, the District may immediately terminate the Contract.

SECTION 26. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any

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investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 27. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[*Remainder of this page intentionally left blank*]

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IN WITNESS WHEREOF, the parties execute this Agreement effective as of the day and year first written above.

ATTEST:

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

Signed by:
21AABD855EB74D4...

Print Name:_____

Chair, Board of Supervisors

WITNESS:

813 TOWING SERVICE, LLC

Print Name:_____

By: KRIS GRAU

Title: OWNER

Exhibit A: Services Proposal
Exhibit B: Parking Policies
Exhibit C: Insurance Certificate with Endorsements

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EXHIBIT A

Scope of Services:

Towing from District owned roads and property within the District boundaries in accordance with the District's Parking Enforcement Rule. Parking at the amenity is prohibited from between 10pm to 6 am.

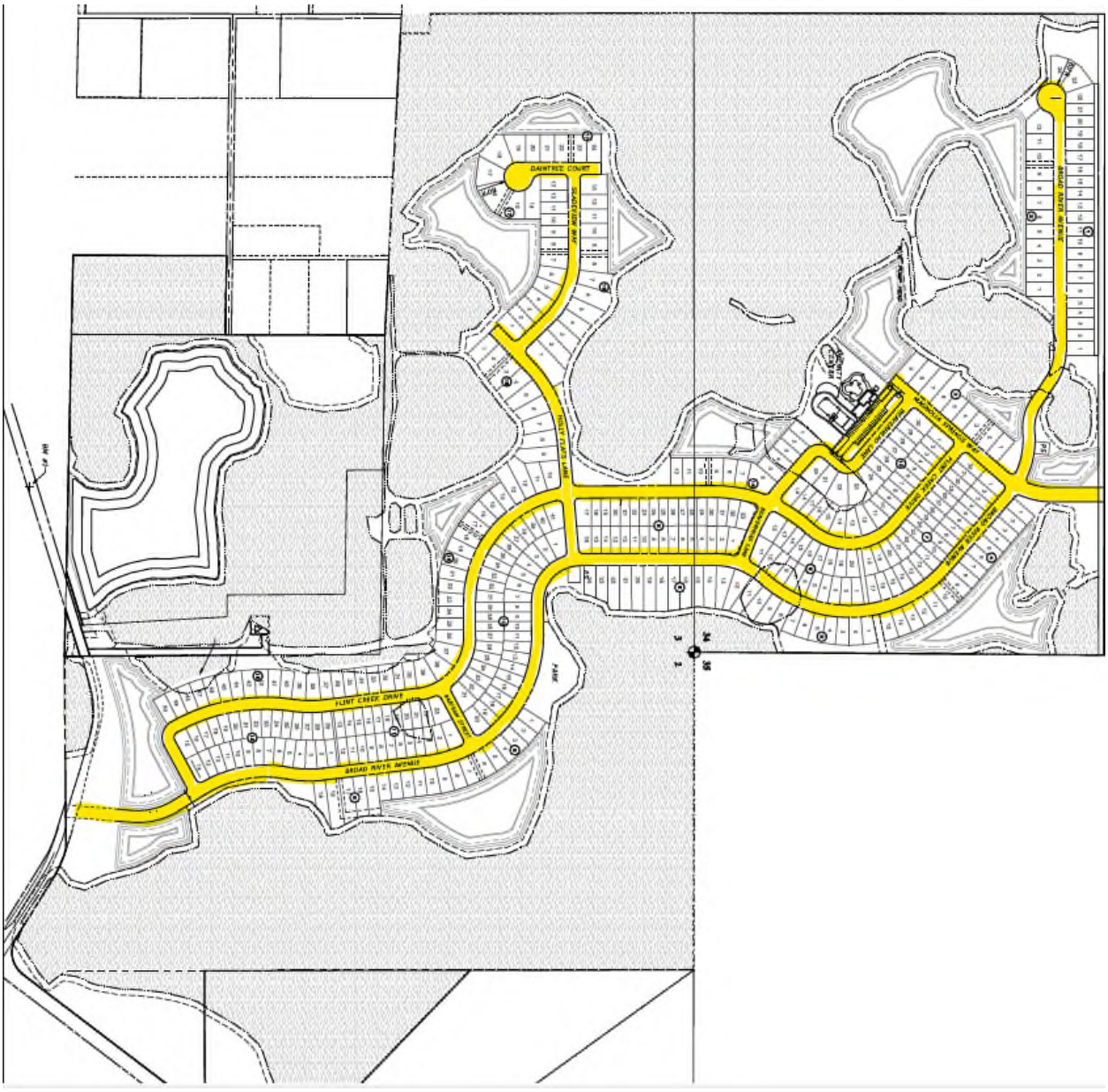

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EXHIBIT B

Tab 11

Rizzetta & Company
Professionals in Community Management

PROPOSAL

COMMUNITY ASSET MANAGEMENT – RFP Preparation

Prepared for: Deerbrook Community Development District

STEWARDSHIP of EXCEPTIONAL COMMUNITY ENVIRONMENTS

COMMUNITY ASSET MANAGEMENT

Some of the largest expenses in any planned community are the wide-ranging community assets – from immaculate recreational facilities and sparkling pools to meandering trails and lush landscapes. Why not have professional, experienced community asset managers ensuring they are thriving and beautifully framing the community as they were intended?

Our Community Asset Management team includes landscape designers, a certified arborist, former commercial landscape & irrigation maintenance company account managers and horticulturists and former on-site maintenance specialists well versed in many standard operating procedures required to keep communities running like well-oiled machines. Rizzetta & Company's Community Asset Management team has a combined total of more than 75 years' experience keeping Florida's ever-expanding communities thriving!

Our team is committed to elevating the ambiance in your community with detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

A community's environment can convey a "Wow" factor to visitors, set a welcoming tone for residents, and help to increase home values within the community. The Rizzetta & Company Community Asset Management team provides the expertise needed for a well-planned, well-maintained community now and for the future.

THE RFP/ITQ PROCESS AND OTHER SERVICES

Our community asset management team is committed to preserving and enhancing the community environment with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies.

Community Asset Management Plan: Upon request and following fee agreement, perform a complete inventory of the community's assets and provide an inventory report to the board.

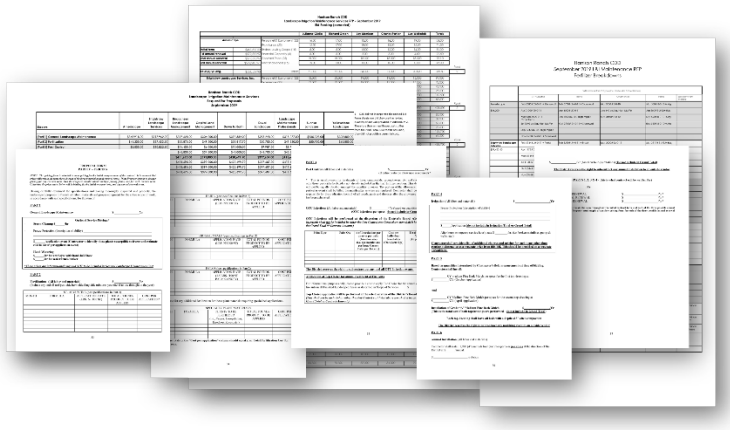
Landscape Design: Landscape designers on staff available for landscape consultation, enhancements, and design upon request and following fee agreement.

Landscape & Irrigation Maintenance Scope of Services Development: Upon request and following fee agreement, develop a Request For Proposal (RFP) or Invitation To Quote (ITQ) document to include a customized set of standards and specifications based on the community needs and budget. We will conduct the bidding process, review, and prepare bid tabulation documents (samples below) for the board and assist the board with evaluating the bid tabulation and other pertinent information.

Community Asset Inspections: Perform grounds inspections, provide the board with an inspection report, notify maintenance contractor of deficiencies in service, and obtain proposals for incidental landscape enhancement projects.

Landscape Turnover Inspections: Upon request attend landscape turnover meeting and participate in the inspection on behalf of the board. Follow up report provided.

Master Task Project Plan for Mature Communities: Upon request and following fee agreement, develop a project plan specific to landscape replacement and enhancement for the common areas. Emphasis is on maturing landscape in the community and budgeting accordingly.



SCOPE OF SERVICES

Rizzetta & Company is pleased to provide this proposal for the preparation of a Request for Proposals (RFP) for landscape & irrigation maintenance services. These services will be provided on a one-time basis, with a detailed description provided below.

Develop a Request for Proposals (RFP).

Rizzetta will develop a customized RFP document that will be provided to interested or invited landscape maintenance contractors. The RFP will include specific contractor instructions regarding site visits, pricing instructions, proposal forms, preparation, and delivery. Also included will be the customized scope of work.

Develop Landscape and Irrigation Maintenance Services and Specifications.

After meeting with appropriate on-site personnel, if any, to ensure all site-specific maintenance requirements are met, Rizzetta & Co. will tailor a detailed scope of work based on the Client's needs for the property including maintenance specifications for turf, shrubs, trees, perennials, and groundcovers. Additional specifications will be provided for proper fertilization and pest control based on Green Industries Best Management Practices (GIBMP), as well as inspection requirements for monthly irrigation wet checks.

Conduct and Administer Pre-Bid meeting with Contractors.

Rizzetta & Co. will conduct a mandatory on-site Pre-Bid meeting (if on-site facilities exist) to discuss the RFP Project manual, the property and any other pertinent site-specific issues as well as compile a list of those vendors in attendance.

Review Proposals and Submit Tabulation Summaries.

After receipt of proposals, Rizzetta & Co. will prepare and provide tabulation summaries to the Client to assist in the evaluation.

Assist the Client during a designated meeting in the evaluation of the vendors' proposals.

Rizzetta & Co., after providing Client with summaries of proposals and ranking sheet, will assist with the evaluation/scoring of the proposals.

RFP PREPARATION

SERVICES FEE

- All production, printing, postage, shipping and blueprinting costs necessary to perform the services are included.
- Site maintenance exhibit to be provided by the Client.
- Irrigation As-Builts (if available) to be provided by Client.
- Landscape Designs (if available) to be provided by Client
- All travel costs necessary to perform the services are included.
- Total Fee for Landscape and Irrigation Maintenance Specification Development:

$3250

(50% billed at full proposal execution, remainder of fee to be billed upon completion of the BOS ranking of proposals)

Submitted

By: _____

Luciano Mastrionni
Vice President, Corporate Services
Rizzetta & Company

Date: 05/18/2026

Accepted

By: _____

Print: _____

For: Deerbrook Community Development District

Date: _____

WE BUILD

PARTNERSHIPS

THAT LAST

Rizzetta & Company

Professionals in Community Management

CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | rizzetta.com

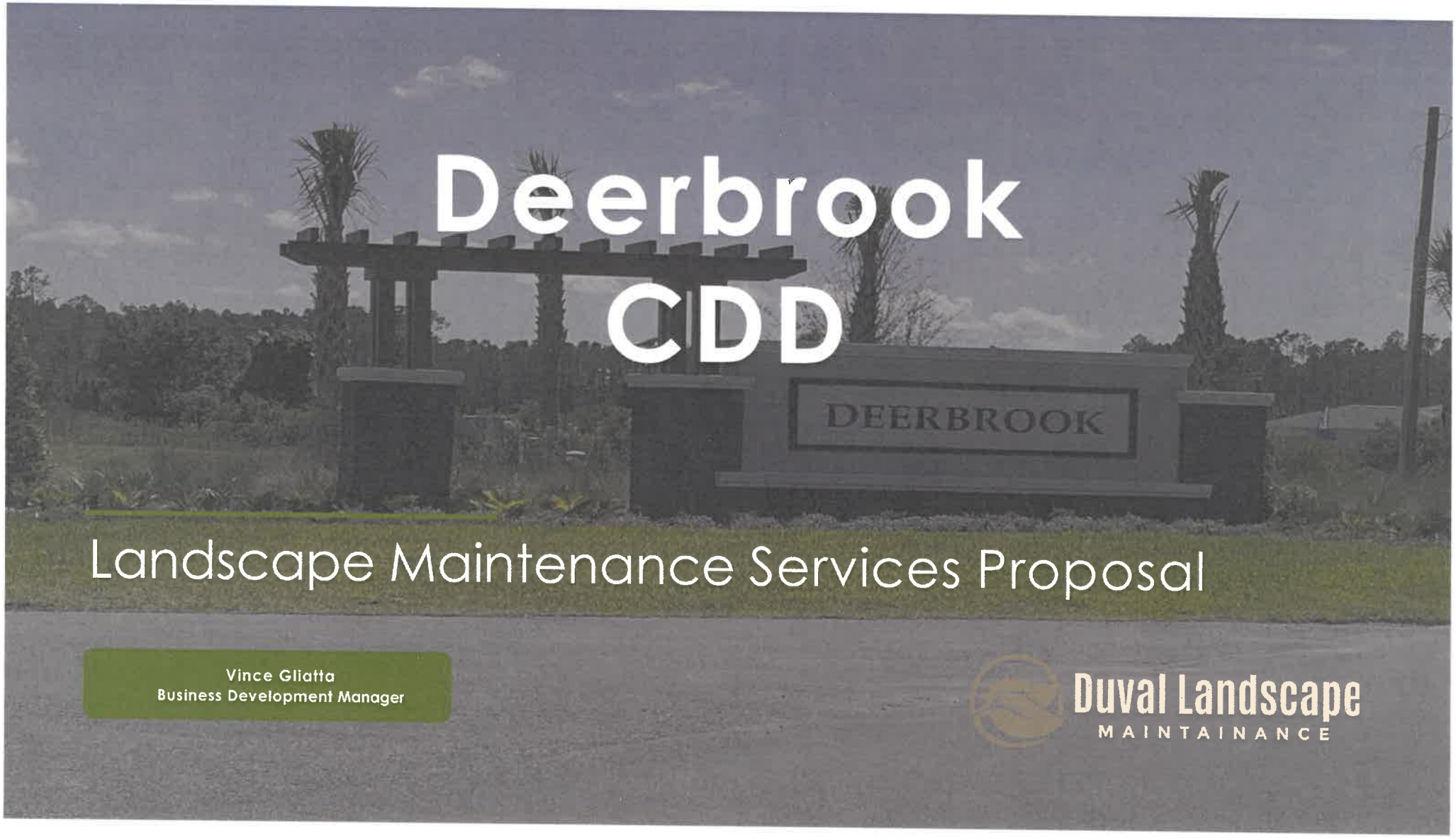
Tab 12

Deerbrook CDD
Landscape Irrigation Maintenance Services
Request For Proposals (Existing Landscape)
August 2025

Bidders	Duval Landscape Maintenance	Getz Outdoor Services	Pine Lake Services	RedTree Landscape Systems	United Land Services
1 - highest to 5 - lowest (dollar amount)	3	2	4	1	5
(Part 1) General Landscape Maintenance	$140,907.06	$208,471.00	$129,782.00	$197,640.00	$113,747.00
(Part 2) Fertilization	$31,427.58	$4,500.00	$5,269.00	$13,800.00	$7,118.00
(Part 3) Pest Control	$6,932.60	$1,900.00	$1,000.00	$5,400.00	$1,500.00
(Part 4) Irrigation	$10,284.00	$13,200.00	$7,800.00	$11,880.00	$5,393.00
Total ($/year) (Contract Amount)	**$189,551.24**	**$228,071.00**	**$143,851.00**	**$228,720.00**	**$127,758.00**
First Annual Renewal	$189,551.24	$228,071.00	$143,851.00	$228,720.00	$127,758.00
Second Annual Renewal	$195,237.78	$228,071.00	$146,728.00	$238,086.00	$134,141.00
Third Annual Renewal	$195,237.78	$228,071.00	$146,728.00	$238,086.00	$134,141.00
Fourth Annual Renewal	$201,094.91	$228,071.00	$149,663.00	$249,369.30	$134,141.00
Five-Year Average	$194,134.59	$228,071.00	$146,164.20	$236,596.26	$131,587.80
(Part 5) Installation of Pine Bark Mulch					
Cubic Yards/Installation (October)	240	300	161	300	200
Price per Cubic Yard (Installed)	$65.00	$55.00	$58.75	$65.00	$65.00
Cubic Yards/Installation (April)	240	300	90	250	100
Price per Cubic Yard (Installed)	$65.00	$55.00	$58.75	$65.00	$65.00
Total - Pine Bark Mulch/yr (Installed)	$31,200.00	$33,000.00	$14,746.25	$35,750.00	$19,500.00
Additional Costs CDD May incur at its discretion					
OTC Injections (To Treat Lethal Bronzing in Palms)	TBD	$2,720.00	N/A	$300/tree	N/A
TopChoice Application For Fire Ants	$4,680.06	$750.00	$2,125.00	$2,500.00	$650/Acre
Total Additional Costs CDD May incur at its discretion	**$4,680.06**	**$3,470.00**	**$2,125.00**	**$2,500.00**	**$0.00**
Additional Charges					
Storm Cleanup ($/hour)	$80.00	$740.00	$85.00	$85.00	$125.00
Freeze Protection Landscape $/application	TBD @ $65/hr.	Blank	$250.00	$1,800.00	TBD
Hand Watering Employee ($/hour)	$50.00	$55.00	$55.00	$75.00	$65.00
Hand Watering Water Truck ($/hour)	$150.00	$150.00	$250.00	$350.00	$175.00
Freeze Protection Irrigation Equipment	TBD @ $65/hr.	n/a	$300.00	$800.00	TBD
After Hours Emergency Hourly Rate	$80.00	$150.00	$90.00	$150.00	$95.00

Deerbrook CDD
New Amenity Center L&I *Maintenance*
Request For Proposals
August 2025

Bidders	Duval Landscape Maintenance	Getz Outdoor Services	Pine Lake Services	RedTree Landscape Systems	United Land Services
1 - highest to 3 - lowest (dollar amount)	1	4	3	2	4
(Part 1) General Landscape Maintenance	$30,452.10	NO BID	$19,192.00	$21,960.00	LATE BID
(Part 2) Fertilization	$3,466.74		$2,871.00	$1,380.00	
(Part 3) Pest Control	$630.24		$500.00	$600.00	
(Part 4) Irrigation	$2,057.16		$1,920.00	$1,320.00	
Total ($/year) (Contract Amount)	**$36,606.24**	**$0.00**	**$24,483.00**	**$25,260.00**	**$0.00**
First Annual Renewal	$36,606.21		$24,483.00	$25,260.00	
Second Annual Renewal	$37,703.43		$24,931.00	$26,454.00	
Third Annual Renewal	$37,703.43		$24,931.00	$26,454.00	
Fourth Annual Renewal	$38,834.53		$25,431.00	$27,707.70	
Five-Year Average	$37,490.77	$0.00	$24,851.80	$26,227.14	$0.00
(Part 5) Installation of Pine Bark Mulch					
Cubic Yards/Installation (October)	50		70	125	
Price per Cubic Yard (Installed)	$65.00		$58.75	$65.00	
Cubic Yards/Installation (April)	50		40	100	
Price per Cubic Yard (Installed)	$65.00		$58.75	$65.00	
Total - Pine Bark Mulch/yr (Installed)	$6,500.00	$0.00	$6,462.50	$14,625.00	$0.00
Additional Costs CDD May incur at its discretion					
OTC Injections (To Treat Lethal Bronzing in Palms)	TBD		N/A	$300/tree	
TopChoice Application For Fire Ants	$1,320.06		$600.00	$500.00	
Total Additional Costs CDD May incur at its discretion	**$1,320.06**	**$0.00**	**$600.00**	**$500.00**	**$0.00**
Additional Charges					
Storm Cleanup ($/hour)	$80.00		$85.00	$85.00	
Freeze Protection Landscape $/application	TBD @ $65/hr.		$250.00	$500.00	
Hand Watering Employee ($/hour)	$50.00		$55.00	$75.00	
Hand Watering Water Truck ($/hour)	$150.00		$250.00	$350.00	
Freeze Protection Irrigation Equipment	TBD @ $65/hr.		$300.00	$300.00	
After Hours Emergency Hourly Rate	$80.00		$90.00	$150.00	



Deerbrook CDD

Landscape Maintenance Services Proposal

Vince Gliatta
Business Development Manager

Duval Landscape
MAINTAINANCE

First and Foremost,

On behalf of everyone at Duval Landscape Maintenance I want to thank you for the opportunity to be your current partner and your landscape maintenance provider for the Deerbrook CDD. You have given us an opportunity and for that I am grateful and want to express my thanks. We know this is a weighty decision and as such we want to make sure you have all the answers you need to make an educated selection.

The following is an explanation of how we plan to not just maintain the grounds but over time work to enhance the community. Please review how we operate internally as an organization, what is involved with our operations, and how we plan to continue our progress forward. Together with your community, management company, our team, and your scope of work, we will collaborate to give you the customer service you desire and the maintenance the property deserves.

Again, I want to reiterate my thanks to you for the opportunity extended and consideration. We value your time and hope this presentation is a small glimpse at how we at Duval Landscape Maintenance differentiate ourselves. We want to be more than your landscaper and if given the chance will work everyday to show you that you made the right choice by selecting our team.

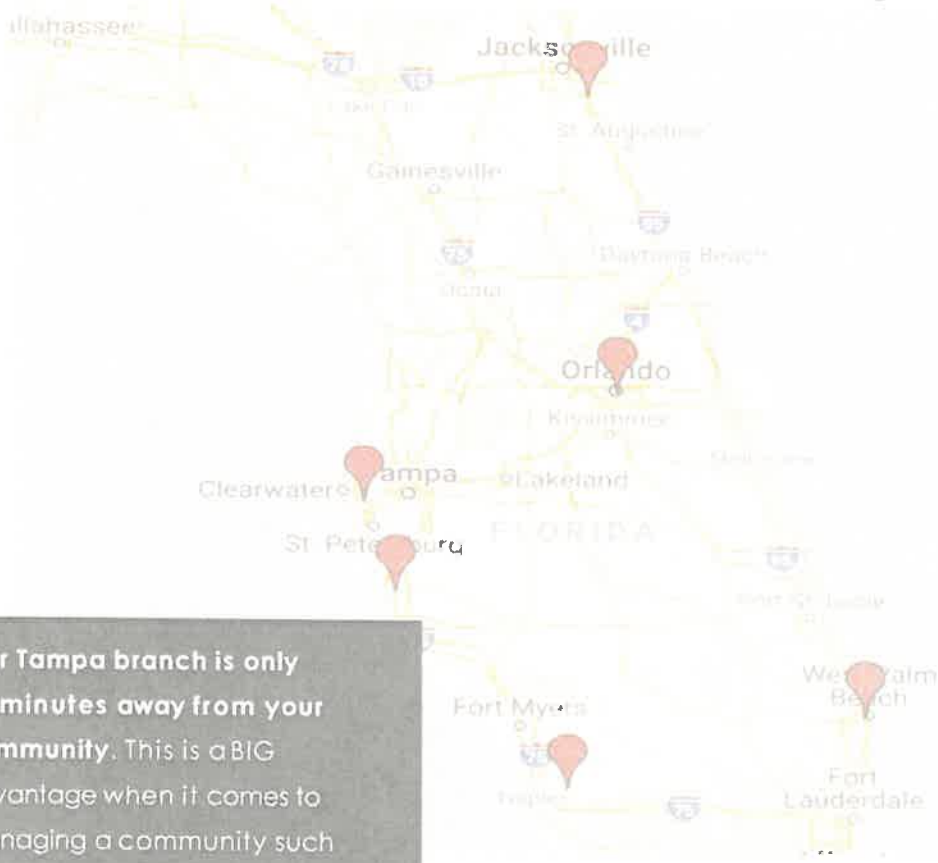
Sincerely,

Rob Bullock

Duval Landscape
MAINTENANCE

Duval Landscape Maintenance Company Overview

Duval Landscape started in 2009 with one man and one landscaping job. Since then, the company has rapidly grown to include over **400** full-time employees serving over 100 commercial customers throughout the state of Florida. Incorporated since August 12th, 2009, Duval Landscape Maintenance (Charter No. L 09000077374 / FEIN 27 0877531) has since grown into one of the premier landscaping companies in Florida. Our corporate headquarters are in Jacksonville at 7011 Business Park Blvd N, Jacksonville FL 32256 however we also have branches at the following locations:



- Jacksonville (Headquarters): 7011 Business Park Blvd N | Jacksonville FL 32256
- Naples: 1961 Rock Road |Naples FL 34120
- Tampa: 7555 124th Ave| Tampa FL 33774
- Sarasota: 2123 University Parkway, Suite 104 |Sarasota FL 34243
- Orlando: 2423 S. Orange Ave Ste 117 |Orlando FL 32806
- Lithia: 5329 Lithia Pinecrest Rd |Lithia, Fl 33547

Our Tampa branch is only 35 minutes away from your community. This is a BIG advantage when it comes to managing a community such as Deerbrook. Our teams are only minutes away.

Duval Landscape Maintenance Principal Officers

Rob Bullock

PRESIDENT

In 2012, 2013, and again in 2017 Duval was the recipient of the National Grand Award for Landscape Maintenance excellence. This award is bestowed upon a single contractor for providing superior services. With extensive judging criteria, this award truly sets his firm apart. With over seventeen years of landscape acumen, Rob leads his team through direct involvement and a passion for client relations. Degree Lake City Community College—Landscape Management.

Edwin Cintron

Chief Financial Officer

Edwin has direct responsibility for managing our billing, receivables, payables, customer contracts, vendor agreements, and many more administrative management operations covering personnel, information technology, legal, and facility management. Edwin has over 15 years of business and financial management experience. He attended the University of South Florida in Tampa, FL for his undergraduate degree in Accounting and the Air Force Institute of Technology in Dayton, Ohio for his graduate degree in management.

Joe Pichardo

Tampa Branch Manager

Joe's high level of skill, knowledge, and CDD/HOA experience makes him the "best" selection for leading and managing daily operations. Joe has 25 years of award-winning landscape industry experience. His customers rely on his attention to detail, while meeting & exceeding high-end specification-based contracts and for his expertise in lawn and ornamental care management. Joe is currently managing about 30 properties in the Tampa area.

Duval Landscape Management Staff

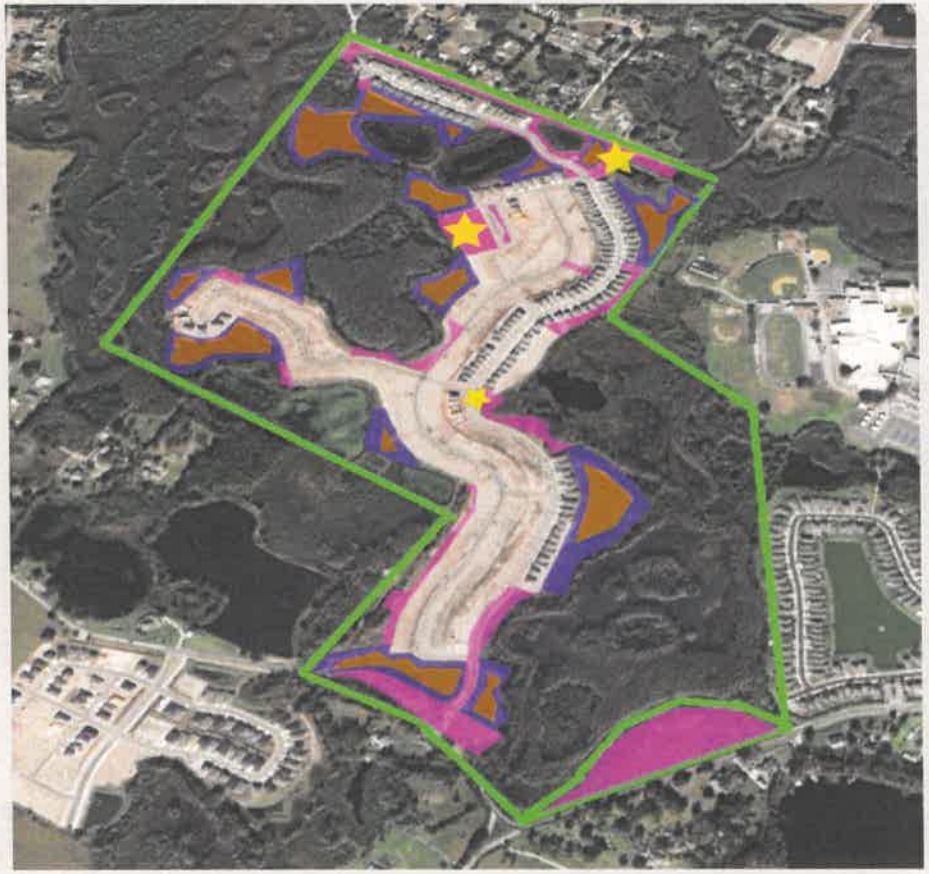
Name and Title	Years Experience	Certifications	Duties and Responsibilities
Joe Pichardo **Branch Manager**	25	1. Best Management Practices Certification 2. Duval Safety Certification and trainer	In charge of operations teams in Tampa Bay area. Scheduling, P& L, logistics, crew management, safety, execution and customer relations.
Joshua Boucher **Regional Irrigation Manager**	20	1. Best Management Practices Certification 2. Contractors License 3. Spray License 4. Fertilization License 5. Competency Certification	In charge of irrigation department and technicians. Training, repairs, service calls, safety training and managing his irrigation crews. Designing new systems, repairing old and used ones and in charge of all monthly inspections and reporting.
Eddie Barnwell **Senior Account Manager**	9	1. Best Management Practices Certification 2. Contractors License 3. Spray License 4. Fertilization License 5. Competency Certification	Specializing in crew management and customer satisfaction. Responsible for managing properties throughout Tampa Bay area and meeting expectations in all communities. Constantly Supervising crews and ensuring production is up to par while keeping teams safe
Richard McManus **Senior Irrigation Manager**	25	1. Best Management Practices Certification 2. Duval Safety Certification and trainer	Twenty-Five plus years experience in working with Apartment Complexes, HOA and CDD communities. Amazing experience and knowledge partnered with excellent customer service skills.
Ricardo Gomez **Fertilization Manager**	15	1. Spray License 2. Fertilization License 3. Duval Safety Certification and trainer	Agronomy background, well versed in all chemical processes. A great asset to our team and your community
Vincent Gliatta **Business Development Manager**	13	1. Bachelor's of Science in Communication 2. Duval Safety Certification 3. Best Management Practices Certification	Customer relations, property proposals, negotiations and landscape design with communications and business admin background. Has worked in many facets of the green industry and is sure to help your community reach not only their landscaping needs but also stay within their budgetary restraints

Proposed Services Calendar for Deerbrook CDD

Maintenance Program	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Mowing	2	3	3	4	4	5	5	4	4	3	3	2	42
Edging	2	3	3	4	4	5	5	4	4	3	3	2	42
Line Trimming	2	3	3	4	4	5	5	4	4	3	3	2	42
Blowing	2	3	3	4	4	5	5	4	4	3	3	2	42
Pond Mowing & String Trimming	2	3	3	4	4	5	5	4	4	3	3	2	42
Top Choice Fire Ant Treatments	2	3	3	4	4	5	5	4	4	3	3	2	42
Detailing (trimming)	1 complete cycle	1 Complete Cycle	1 Complete cycle	1 complete cycle	1 complete cycle	1 complete cycle	1 complete cycle	1 complete cycle	1 Complete cycle	1 Complete cycle	1 Complete cycle	1 complete cycle	12 cycles
Turf Fertilization (Bahia)			10-0-20 + Pre M	**Pre M 16-4-8 + Pre M**		**20-0-10**		Fe Foliar		**10-0-20 + Pre M**			6
Turf Fertilization (St. Augustine)		10-0-20 + Pre M		**20-0-10 + Pre M**	20-0-10		Fe Foliar			**10-0-20 + Pre M**			6
Shrub and Plant Fertilization 16-4-8			At 1.67 lbs N/1000			At 1.67 lbs N/1000				At 1.67 lbs N/1000			*3 5.0 lb. N annually*
Palm Tree Fertilization (8-2-12+4mg) w/ micros			1		1					1	1		**4**
Arena insecticide application for turf and plants (Chinch)	Spot treat	Spot treat	Spot treat	1	Spot treat	Spot treat	Spot treat	Spot treat	Spot treat	1	Spot treat	Spot treat	2
Mulch Installation				1						1			**2**
Monthly Irrigation Inspection and Report	1	1	1	1	1	1	1	1	1	1	1	1	12

Duval Landscape
MAINTENANCE

Maintenance Overview



Crew Size and Duration of Service

General Maintenance and Detail Service	Crew Members (not including management)
Summer Service (26)	4-member crew for 3 days
Winter Service (16)	4-member crew for 3 days
Detail Trimming	Community Bed Space Manicured, 12 times annually

Monthly Irrigation Inspections	Total
Two Technicians on-site for 1-day-complete inspection and report	16 labor hours
Repairs documented and sent to community manager	Monthly proposal submitted

Deerbrook
Account Managers

Duval Account Manager Core Values

SAFETY **QUALITY** **PRODUCTION** **COMMUNICATION**

Duval Landscape MAINTENANCE

Eddie Barnwell

9 years experience as Account Manager

- Eddie will be on-site for each service
- Eddie has excellent communication and management skills.
- Proven success in community/ HOA management
- Eddie's ability to manage is key when maintaining a community like Deerbrook CDD.
- Constant communication with all property updates, reports, and operations maps.
- Supervision and attention to detail is a strong attribute of Eddie's. Communicating updates and ensuring work is being done to completion is something Eddie prides himself on.

- Matt will be on-site for each service
- Matt has excellent communication (bilingual) and management skills (see reference slide)
- Proven success in community/ HOA management
- Matt will go the extra mile to ensure expectations are met within your community
- Constant communication from Matt with all property updates and reports
- In addition to safety and best management practices certifications, Matt is also a licensed spray and fertilizing technician.

Duval Landscape MAINTENANCE

Matt Pennington

At our Tampa location for 5+ years

Example of Weekly Reporting

Duval Landscape Maintenance

Duval Landscape
MAINTENANCE

Sunrise Preserve

Weekly Update

Week of Aug 26, 2024

Maintenance

This week we got everything mowed, edged, weed eated, and blown off. Our detail crew worked throughout long shore loop pruning and detailing as well as bed edging/spraying for weeds

Irrigation

Our irrigation techs were on site this week going through work orders. We will get through the others next week along with inspections and minor repairs.

Fertilization

We will be doing a follow up application on insecticide and herbicides soon. This is set for the first week of September.

Work Order Update

Work Orders will be addressed next week. Irrigation work orders will be knocked out now that we have the pumps back up and running and the other couple of maintenance related items will be addressed as well

Next Week Service

Next week we will be getting all of the property mowed, edged, weed eated, and nicely blown off. Our detail crew will be working on trimming and spraying throughout the homes that are in the green section.

22 Work Orders

WO #	STATUS	WORK ORDER TITLE	DESCRIPTION	PRIORITY	ASSIGNEE(S)	LOCATION NAME	LOCATION ADDRESS	CREATED ON
8980	Open	Broken sprinkler head	In the front yard near the front land, a center sprinkler head is missing, the water shoots up straight out of it. Thank you! Name: Paul Johnson Email Address: paul@lifs.pro Phone Number: 9413233500 Street Address: 8668 Sundance Loop	NONE	Taylor Cain	Sunrise Preserve HOA	5544 Long Shore Loop, Sarasota, FL 34238, USA	07/23/24
9285	Open	Capping the irrigation system	Please cap the irrigation system to accomodate for the construction of a lanai on the back of the house at 8537 September Sky Court, Sarasota FL 34238 Name: Tony Ballowsky Email Address: tballow@gmail.com Phone Number: 781-710-0285 Street Address: 8537 September Sky Court, Sarasota FL 34238	NONE	Thomas York	Sunrise Preserve HOA	5544 Long Shore Loop, Sarasota, FL 34238, USA	08/26/24
9277	Open	Chinch Bugs	There are chinch bugs, I believe, killing the grass in my back yard and my son's back yard. We have the two attached villas at 8716 and 8720 Rain Song Road. There are large areas in the back and a couple small areas the front. Name: Stephen W Pelt Email Address: stevenaar@comcast.net Phone Number: 9419284315 Street Address: 8716 Rain Song Road	NONE	Austin Grady	Sunrise Preserve HOA	5544 Long Shore Loop, Sarasota, FL 34238, USA	08/24/24
9207	Open	DAMAGED GUTTERS	We were not at home (5537 Long Shore Loop, Sarasota FL 34238) when the gutters on the left side of the garage door was damaged. It happened a few days ago. We noticed it today when we came to our home. It needs to be repaired since upcoming rainwater will go directly under the house foundation. Name: Michael Uvarov Email Address: au41301822@gmail.com Phone Number: 720.988.2797 Street Address: 5537 Long Shore Loop Sarasota FL 342387	NONE	Austin Grady	Sunrise Preserve HOA	5544 Long Shore Loop, Sarasota, FL 34238, USA	08/18/24
9299	Open	Irrigation	front yard (by driveway and front walkway). Problem = insufficient water flow/spray from pop-up sprinkler I have had this problem before, from the same pop-up sprinkler. Suggest you replace and adjust water flow to cover yard. Name: Paul Jerrad Elmes Address: pajerred@gmail.com Phone Number: 858-405-3134 Street Address: 8708 rain song rd	NONE	Thomas York	Sunrise Preserve HOA	5544 Long Shore Loop, Sarasota, FL 34238, USA	08/26/24

7 Work Orders assigned to Thomas York
14 Work Orders assigned to Austin Grady
1 Work Orders assigned to Taylor Cain

22 Open Work Orders
0 On Hold Work Orders
0 In Progress Work Orders
0 Closed Work Orders

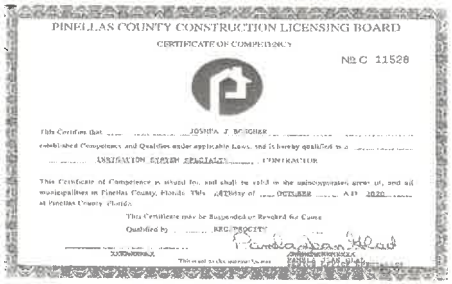
Total Time: 0 hours 0 minutes
Total Cost: $0.00
Total time to complete: 0 hours 0 minutes

Duval Landscape
MAINTENANCE

Deerbrook Irrigation Managers

Joshua Boucher

Josh has his contractors license and has been with Duval Landscape Maintenance for 10 years.



PINELLAS COUNTY CONSTRUCTION LICENSING BOARD

CERTIFICATE OF COMPETENCY

No. C 11528

This Certifies that ... JOSHUA J BOUCHER ... has established Competency and Qualifies under applicable Laws, and is hereby qualified to act as ... IRRIGATION SYSTEM SPECIALTY ... CONTRACTOR

This Certificate of Competency is issued for, and shall be valid in the unincorporated areas of, and all municipalities in Pinellas County, Florida. This 28th day of OCTOBER A.D. 2020 at Pinellas County, Florida.

This Certificate may be Suspended or Revoked for Cause

Qualified by ... REGISTRANT

SECRETARY

Duval Landscape
MAINTENANCE

Duval Irrigation Manager Core Values

SAFETY **IRRIGATION EFFICIENCY** **COMMUNICATION** **QUALITY**

- Josh and Robert will perform initial inspections report and discuss any repairs or suggested improvements with your team within the first 30 days.
- Monthly Irrigation inspections with detailed reporting.
- Our irrigation team has a vast amount of experience with pumps, wells, smart clocks, two-wire, design, install, budgeting, repairs and more.
- Watering schedules to be monitored and adjusted for proper management and efficiency
- Proven success in community/ HOA management
- CONSTANT communication from our team with all property updates and proposals.
- Robert and Josh combined have a lifetime of irrigation and management experience. Duval is thankful for there commitment to our company and your community.
- COMMUNICATION from our irrigation team and every Duval operations team to your community is something we pride ourselves on. Repairs and proposal turnaround times are within 24 hours.
- Emergency irrigation service calls INCLUDED in your services agreement

Robert Boucher

Employed with Duval for 9+ years with over 30 years of irrigation experience within HOA communities

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Robert E. Boucher

GV907202-1 GV907202

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM

Abe Jose
Account Manager
Duval Landscape Maintenance, LLC

The Islands Irrigation Inspection Report

May 8, 2025

Photos of repairs needed

ISSUE 1

Irrigation upgrade
Riser needs to be installed
Spray heads dont have enough coverage for all plants

ISSUE 2

Assigned To Duval

Irrigation needs to be raised for proper coverage.

Issue 3
Assigned to duval-timer 3
repaired

ISSUE 4

Irrigation rotors clogged (3)

ISSUE 5

Assigned To Duval -timer 4

Irrigation rotor needs to be replaced

May	week 05/05	week 05/12	week 05/19	05/26
Monday				
Tuesday	irrigation inspection			Trimming serice
Wednesday				
Thursday	Mowing service	mowing service	mowing service	mowing service
Friday		OTC injection	pavers sprayed	

June	week 06/02	week 06/09	week 6/16	week 06/23
Monday				
Tuesday	irrigation inspection			trimming service
Wednesday				
Thursday	Mowing service	mowing service	mowing service	mowing service
Friday			pavers sprayed	

Irrigation Inspecting, Reporting, and Communication

The Monthly irrigation inspection report is a critical piece of information. Minor system repairs, pattern adjustments and runtimes need to be monitored and executed from month to month. Our team presents photos with descriptions, locations and proposals if needed.

Our account managers have many resources to assist in providing detailed descriptions and explanations pertaining to any reporting being provided.

Irrigation repairs and work orders are managed aggressively by our teams. CLOSING THE LOOP is a term we use vigorously. Ensuring all repairs are completed and customers have been communicated with is our top priority here. This may be our only time to be face to face with homeowners and Duval looks at this as an opportunity to strengthen our PARTNERSHIP.

Duval Operations Standard for Turf Irrigation

Irrigated turf areas are free from dry, muddy or over-irrigated areas and water coverage is uniform. Irrigated turf areas are uniformly watered providing a turf appearance that is consistent throughout.

- Monthly / Weekly System Inspection
- Regular zone inspections for proper coverage
- Clean and adjust heads/emitters
- Weekly pump station inspections
- Quarterly diving for filter inspection & cleaning
- Seasonal adjustment for water needs
- Emergency after hours call service
- Water Truck when required
- Reporting
- **Irrigation work is billed at $65/hour**

Monthly Irrigation Inspections

Duval Landscape Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection				Site Name:	
Location			Location				Location:	
Type/Size			Size				Technician:	
Rain Gauge	Y	N	Source	Meter	Well	Pump	Date of Inspection:	
Power On	Y	N					Inspection #:	of in contract
General Information			Backflow	Y	N		Inspection Start Time:	
Valve Type			PRV	Y	N		Inspection End Time:	
Adequate Coverage	Y	N	Master Valve	Y	N		Set to Run:	Odd Even Every Days
							or Days of the Week:	S M T W T F S

						Repairs Proposed (P) or Completed (C)															
Controller		Plant Type			Pipes		Valves			Broken Heads					Adjustments						
Zone	Head Type (Rotor, Spray, Drip, etc.)	Turf	Shrub	Annual	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Turf Spray (4")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Impact Rotor	Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Comments and Recommendations
1																				
2																				
3																				
4																				
5																				
6																				
7																				
8																				
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24																				

Comments

Soil Testing and Analysis

Performing soil samples are crucial to maintaining a thriving landscape in the Florida climate. Two or three samples are Recommended to be taken each year. A unique agronomy plan is then scripted for your community. Duval looks forward to sharing this information with the community.

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date: July 31, 2019 | File No: LF288346 | Expires: July 30, 2023

THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: July 30, 2023

JEFFREY ALLEN ASHCRAFT
DUVAL LANDSCAPE MAINTENANCE
7011 BUSINESS PARK BLVD N
JACKSONVILLE FL 32256

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

State of Florida
Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
MATTHEW J PENNINGTON
Nicole Fried

Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

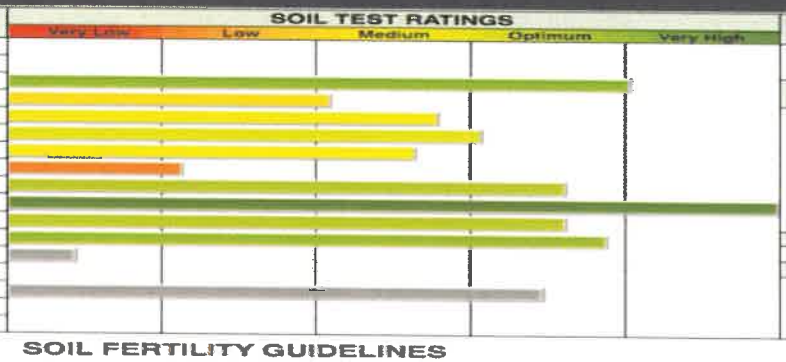
Date: July 31, 2019 | File No: LF288339 | Expires: July 30, 2023

THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: July 30, 2023

ROBERT EDWARD BOUCHER
4732 KINGSB RY ST
JACKSONVILLE FL 32205

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

Test	Results
Soil pH	6.1
Buffer pH	6.80
Phosphorus (P)	103 ppm
Potassium (K)	94 ppm
Calcium (Ca)	1246 ppm
Magnesium (Mg)	183 ppm
Sulfur (S)	22 ppm
Boron (B)	0.4 ppm
Copper (Cu)	2.6 ppm
Iron (Fe)	180 ppm
Manganese (Mn)	42 ppm
Zinc (Zn)	7.6 ppm
Sodium (Na)	12 ppm
Soluble Salts	
Organic Matter	6.1 % ENR 150
Nitrate Nitrogen	



Calculated Cation Exchange Capacity	
9.3 meq/100g	
Calculated Cation Saturation	
%K	2.6
%Ca	67.0
%Mg	16.4
%H	14.0
Hmeq	1.3
%Na	0.6
K : Mg Ratio	
0.13	
Ca : Mg Ratio	
4.09	

SOIL FERTILITY GUIDELINES

Crop : Lawn

Rec Units: LB/1000 SF

(lbs) LIME (tons)	N	P_2O_5	K_2O	Mg	S	B	Cu	Mn	Zn	Fe
50	4.0	0	2.0	0	0.28	0.02	0	0.10	0	0
Crop :							Rec Units:			

Arena (50 WDG) Insecticide Information

https://nufarm.com/usturf/

Please visit site for more information. Awesome information available on Arena Insecticide

Safe for children and pets!!

Arena 50 WDG
INSECTICIDE

→Arena insecticide is an investment into your community and its landscaping.

→ We at Duval strongly recommend this product and applications for a community such as Deerbrook. UF/IFAS recommended.

→ Arena incorporates itself into the root system of your turf and ornamentals to protect against insects and animals.

This product allows us to be PROACTIVE and NOT reactive in regard to defense against insects (Chinch bug) at your community.

→ Arena is known for outstanding control of chinch bugs, white grubs, and a broad spectrum of other turf and ornamental pests.

PROVEN RESIDUAL ACTIVITY FOR LASTING CONTROL

Controls pyrethroid-resistant chinch bug, without increasing the level of pyrethroid resistance
Controls white grubs, including Japanese beetle and masked chafers, plus other thatch- and surface-feeding insects
Superior grub control including curative grub control that helps keep away foraging animals
Excellent results when applied prior to third instar
Does not require immediate watering-in after application
Also available as a 0.25 granule formulation for convenient broadcast spread application

PRECAUTIONS AND RESTRICTIONS

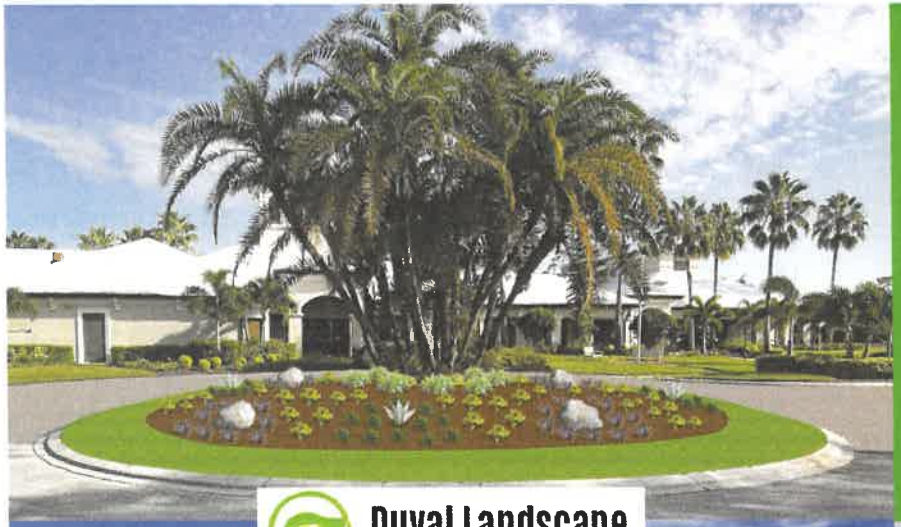
DO NOT use a foliar application of clothianidin following a soil application of clothianidin.
Regardless of formulation or type of application (soil or foliar), DO NOT apply more than a total of 0.4 lb clothianidin per acre per season for turf, landscape, ornamentals, and non-bearing fruits and nuts.
If the maximum seasonal limit of clothianidin as mentioned above has been applied and pest populations require additional treatments, use another registered pesticide that is not in the neonicotinoid class of chemistry.
DO NOT apply by air.

Duval Landscape
MAINTENANCE

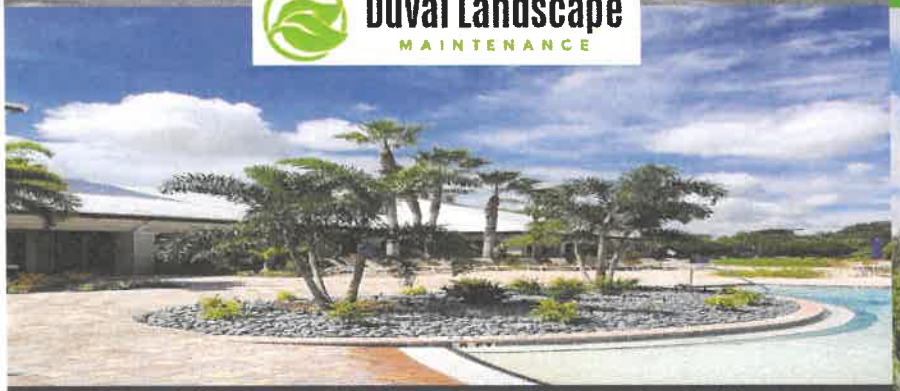
Duval and Attention to FOCAL Areas

Focal areas should enhance your community. Our Company and teams understand this. We will work diligently, performing weekly detailing to these areas within your community.

The bottom tier of photos are current customers of Duval Landscape. These are focal areas on these properties which portray our level of service and commitment that you will find within Duval.



Duval Landscape
MAINTENANCE



Duval Landscape Maintenance Enhancement Work

Mexican Beach Pebble can be installed at your Amenity Center/Pool area.

Duval is committed to the long-term health and aesthetics of your community's landscaping. Our teams are excited at the opportunity of becoming your community's long term landscape team.

Design & Enhancement Solutions at NO COST

Elevating the beauty and performance of your property combines exceptional maintenance with fresh enhancement ideas from expert consultation. Our landscape designers are seasoned professionals with experience in landscape contracting and design.

Working with you, our design team will help optimize your return on investment by evaluating the existing landscape, analyzing spending, and updating current maintenance practices with innovative solutions. We will listen to your desires and develop concepts for a beautiful landscape that makes a powerful statement in your primary marketing path and key areas.

Duval Landscape Maintenance Tree Division

What Can Duval Tree Care Do For Your Community

- Licensed Arborist available
- Hardwood tree trimming quote provided for all trees on-site per request
- Proper safety equipment and training for all team members
- Proper trimming techniques always applied
- All debris picked up and removed at time of project
- Roadway clearance to be maintained up to 10-15 feet by our maintenance crews
- Proactive proposals sent by our tree division with any safety hazards or dead tree removals that are necessary

Duval Landscape Maintenance Safety Plan

Duval Landscape Maintenance takes the safety of our employees very seriously, never compromising safety for production. Safety is a part of our culture and everyone on our team takes a role in it.

Senior Managers / Managers

- Ensure that safety is adequately budgeted for the department, job, etc.
- Communicate safe work practices regularly within the department.
- Attend departmental and company-wide safety meetings (quarterly).
- Formally recognize outstanding safety performance by any/all personnel.
- Assist the Supervisor/Superintendent or any other personnel with the safety process and/or as requested. This can include formal worksite periodic inspections.
- Uphold and enforce all known safe work practices.

Supervisors / Superintendents

- Ensure new-hire orientation is given to new employees, or is followed up at the work level
- Ensure employees are given training that includes safe work practices on equipment, tools, machines, processes, etc.
- Personally conduct--or designate a qualified personnel to conduct-- regular inspections of the workplace
- Conduct frequent (daily) work discussions prior to the start of work that include safe work practices
- Uphold and enforce safe work practices. This includes influencing safe behavior by positive reinforcement such as recognition of worker's safe work performance, and/or monetary or gift awards for safe behavior. Enforcement action can also influence safe behavior when applied towards workers who blatantly perform unsafe acts, or who continually perform in an unsafe manner
- Investigate all incidents and take immediate corrective action to prevent re-occurrence
- Provide safety meetings on a regular basis and require attendance of all workers

LANDSCAPE QUALITY AUDIT

Property Name	
Street Address	
City, State	
Job #	
Customer #	
Date of Report	

CATEGORY RATING CRITERIA	
5	Exceptional
4	Exceeds Requirements
3	Meets Requirements
2	Needs Improvement
1	Does Not Meet Requirements

Note: The Landscape Quality Audit is based on a set of written standards that are to be used to determine the score for each subcategory in the landscape that is being rated.

	1	2	3	4	5	N/A	Submit Proposal	Comments
1.0 LAWN								
1.1 Mowing Lines /Turf Cut								
1.2 Edging								
1.3 Lawn Fertility								
1.4 Weed Control								
1.5 Insect and Disease								
1.6 Irrigation								
LAWN TOTAL								
2.0 SHRUB BEDS								
2.1 Pruning								
2.2 Plant Fertility								
2.3 Weed Control								
2.4 Mulch								
2.5 Insect and Disease								
2.6 Irrigation								
SHRUB BED TOTAL								
3.0 SEASONAL COLOR								
3.1 Overall Appearance								
3.2 Pruning								
3.3 Plant Fertility								
3.4 Weed Control								
3.5 Insect and Disease								
3.6 Irrigation								
SEASONAL COLOR TOTAL								
4.0 GENERAL SERVICE								
4.1 Parking Lots/Sidewalks								
4.2 Debris Pick Up/ Blowing								
4.3 Proactive Suggestions								
4.4 Response Time								
4.5 Consistency of Service								
4.6 Communication w/ TruGreen								
GENERAL SERVICE TOTAL								

REPORT SUMMARY	Category Score	Div by	Number of Categories Audited	Avg Quality Rating	Check Appropriate LQA Rating
1.0 LAWN			0	#####	#DIV/0! Exceptional (5.0)
2.0 SHRUB			0	#####	#DIV/0! Exceeds Requirements (4.0-4.9)
3.0 SEASONAL COLOR			0	#####	#DIV/0! Meets Requirements (3.0-3.9)
4.0 GENERAL SERVICE			0	#####	#DIV/0! Needs Improvement (2.0-2.9)
TOTAL SCORE				#####	#DIV/0! Does Not Meet Requirements (1.0-1.9)

INSPECTION APPROVAL

Client Signature: _____ Print Name: _____ Date: _____

Landscape Reviews, Our Customer Relations Manager, and Managing Quality

The Landscape Quality Audit is monthly. These are agreed upon standards that are to be used to determine the score for each subcategory in the landscape that is being rated. Our Relations Manager, Mike Schwalenberg reaches out monthly to ensure Duval remains completely accountable for all contracted services and to ensure our clients are receiving excellent customer service.

- **Monthly Site Inspections** with association representative or designate.
- **Monthly Quality Site Review** conducted by Duval Management and Duval site management. The review specifically evaluates attributes of the of the landscape services provided such as turf condition, ornamental bed maintenance, flower program, irrigation system, and general site conditions. The goal is to meet and exceed current specification, improve lower scored areas quickly, utilize to analyze property trends from month-to-month and by the quarter. It's also used for field crew training and reward & recognize for the Duval site team when performance improves and maintained.

Critical Areas to Success

Agronomy Program

Duval Landscape Maintenance professionals have the knowledge and experience to create a unique fertilization and pest control program for your community based on the current condition. We will build a unique program, specific to your community's landscape needs. Our program includes monthly landscape health inspection reports to monitor the condition of all turf and tree material on-site.

Irrigation Efficiency

Understanding the geographical setting of your community is essential to properly irrigating your community. Reporting, installing and repairing irrigation in a timely manner, setting proper run times, thorough monthly irrigation system checks, and suggested improvements will ensure to help your communities landscape flourish and **save** money. An initial, full, systems check is performed within the first 30 days of service.

Management and Safety Operations

Proper techniques, training, equipment, and management are essential to any great maintenance company. Duval Landscape has invested in our team so that you may invest in them. We take pride in longevity, and our ability to create a consistent team with less change over than our competitors. We are confident in our ability to provide excellent service and look forward to the opportunity to do so within your community.

Communication/Reporting and Property Walks

Continuous dialogue, professional recommendations, weekly updates and excellent customer service are just some of the services Duval Landscape Maintenance is committed to providing Deerbrook CDD. Communication is an area where many companies struggle. Duval will over communicate to ensure expectations are constantly met. Various means of communication are used to accomplish this. We take pride in building a mutually beneficial relationship with each community we service.

Weed Control and Focal Areas

Weeds and insects are unsightly, detrimental to plant health or turf, and can be very costly. We at Duval Landscape Maintenance take this seriously. Our fertilization and pest control program include monthly property health reports. Our crews will chemically treat, or hand pull weeds when necessary. Detailing your community is a weekly task and weed control will be strictly enforced amongst our teams and supervisors to help provide you with a community not overtaken by weeds. **Focal areas** are the most visible sections within a community. Focal areas include entrances, clubhouses, mail-boxes or any other areas which are highly visible. Duval dedicates time to these areas each service visit to ensure your communities curb appeal is at a maximum.

Experience In Central Florida

Our experience with working in all-inclusive communities, HOA's & CDD's has helped prepare our organization and team for any challenges that come with maintaining your beautiful community. Please review the references that we have provided in the following slides. Feel free to reach out to them and find out more about why Duval should be your landscape services provider.

Maintenance Operations

- Communicating with our clients has been a way that our company has been able to separate itself from others. Our ability to be available to your community is crucial to our success at Deerbrook CDD.
- Not only listening to your requests but executing the work requested and following up afterward to ensure customer satisfaction is one key to our success.
- We take pride in our ability to listen, identifying the concern an owner has, and proposing a solution is exactly what our management team is trained to do.
- Quality inspections and reports are generated weekly/monthly to keep our team on track and our clients informed with progress.
- Same day responses and immediate action is something required when maintaining a large community such as yours.
- Details play a large part in our profession and Duval Landscape wants to be available to tackle all areas of service, big or small.
- Our team of trained professionals are excited at the opportunity to put our plan into place to show and earn your communities trust as your new landscape service provider.

Reference Properties

- Schedule a visit with us!
- Come see first-hand!
- Speak with other board members
- Ask questions!

Duval Landscape Maintenance References

Sweetwater CDD- $300K Contract

Jerry Lambert, Property Manager/LCAM

Phone- (248) 807-2763

Email- jlambert@rmsfl.com

Full Landscape Service Contract: Mowing, Fertilization, Pest Control, Shrub Trimming, Mulch, Palm Trimming, Irrigation, and Enhancement Services for the entire CDD.

Duval Landscape Maintenance References

Willow Walk CDD- $185k Contract

Hunter Mimbs, Property Manager/LCAM

Email- Hmimbs@rizzetta.com

Full Landscape Service Contract: Mowing, Fertilization, Pest Control, Shrub Trimming, Mulch, Palm Trimming, Irrigation, and Enhancement Services for the entire CDD.

Duval Landscape
MAINTENANCE

Cypress Falls at The Woodlands

1 Million Dollar Annual Maintenance Agreement

North Port, Florida

Board President – Jim Branson

jcbranson@comcast.net

Access Management

Newly Performed Enhancement Work

Elevating the beauty and performance of your property com exceptional maintenance with fresh enhancement ideas fro[illegible] consultation. Our landscape designers are seasoned professionals with experience in landscape contracting and design.

Working with you, our design team will help optimize your return on investment by evaluating the existing landscape, analyzing spending, and updating current maintenance practices with innovative solutions. We will listen to your desires and develop concepts for a beautiful landscape that makes a powerful statement in your primary marketing path and key areas.

Duval Landscape Maintenance References

The Islands on The Manatee River

Maintenance Contract: 150K annually

Board President – Robert Hartmann Sr.

rahsr@hartmanndevelopmentllc.com

Full landscape service contract – mowing, fertilization, pest control, trimming, mulch, palm trimming, irrigation, and enhancement services

The Islands on The Mantee River Property Timeline

May 2024 – Signed and started maintenance services agreement with Duval

2024 Maintenance and Enhancement Total– $450,000.00

Annual Maintenance Contract renewed on 4/1/2025

Duval Landscape Maintenance References

Sunrise Preserve in Sarasota, Fl – 550K Contract

First Service Residential Management Company

Board President – Jon Dindo

Jon.dindo@vacationclub.com

First Service Residential LCAM- Michelle Lecroy

Michelle.LeCroy@fsresidential.com

Full landscape service contract – mowing, fertilization, pest control, trimming, mulch, palm trimming, irrigation, and enhancement services

Duval Landscape Maintenance References

Highland Homes Property Portfolio
600K in Contracts

Sarasota, Tampa, and Orlando

Jennifer Conklin – Highland Homes LCAM
407-361-7200 or j.Conklin@hcmanagement.org

Full landscape service contract – mowing, fertilization, pest control, trimming, mulch, palm trimming, irrigation, and enhancement services

HILLSBOROUGH
Community College

2025
Recommendation Letter

Good afternoon,

I'd like to take a moment to share my deep appreciation for Duval Landscape Maintenance, LLC, and in particular, commend **Joe Pichardo**, Branch Manager, and **Richard McManus,** Irrigation Manager. As campus president of Hillsborough College's Dale Mabry Campus, this was my first opportunity to work with Duval and these gentlemen—and the experience was exceptional from start to finish.

Joe and his team demonstrated outstanding responsiveness and communication. Before the project began, we thoroughly reviewed the plans together. Joe and Rich listened attentively to my concerns and provided thoughtful reassurances about the final outcome. Although the landscaping plans were developed by an engineer and presented challenges—such as spacing, tree sizing, surplus plantings, and design intricacies—Joe offered creative solutions that honored the original intent while elevating the execution. The result not only met our expectations—it exceeded them.

Numerous individuals have remarked on how beautiful the landscaping looks, both to HC staff and to the Duval team directly. The campus has truly been transformed.

Having worked with many contractors over the years, I can say without hesitation that working with Joe, Rich, and Duval Landscape has been a standout experience.

Sincerely,

Paige M. Niehaus, EdD
Campus President

Recommendation Letter

Duvall Landscape- Recommendation

External Inbox ×

Jennifer Conklin via appriver3651309767.onmicrosoft.com
to me

Jul 19 2022, 3:04 PM (2 days ago)

This letter is being sent as my recommendation for Duval Landscape for any landscaping needs. Highland Community Management has just recently began working with Duval Landscape in April 2022 due to prior vendor relations with Tommy DiLandro. Tommy was always my go-to guy for any landscaping needs for any of my communities in which I personally manage 30 currently. Tommy has always been very communitive, hard-working and always made sure any requests were done in a very timely manner!

After my brief time working with Tommy at Duval Landscape. I can tell he has installed this in his team and I have been getting the same successful work in the communities Duvall currently oversees! Duval also has a couple of other contracts with some of my other communities in which I am simply awaiting their approval!

I will highly recommend Duval Landscape under the supervision of Tommy DiLandro for any of your landscaping needs!

Kind Regards,

Jennifer Conklin, LCAM
Highland Community Management
863-940-2863
j.conklin@hcmanagement.org
www.hcmanagement.org
4110 S. Florida Ave.
Suite 200
Lakeland, FL 33813

Character Reference Letter from Former Leland LCAM

January 16, 2023

Dear Board of Directors:

I had the pleasure of working with Tommy Dilandro at a 55+ community while working for another management company. During my time working with Tommy, he was extremely attentive to all of my requests and the homeowners concerns. Many of the homeowners at this property were retired and has trouble utilizing an online tracking system. Tommy went above and beyond to create an internal tracking system for us to keep track of all landscape and irrigation tickets that were submitted either electronically or by paper. Tommy also took the time out of this busy schedule to follow up with every ticket and speak directly with the homeowners regarding the tickets. He provided permanent solutions to the issues and kept management and the board of directors informed regularly. Tommy also made it a top priority to introduce himself in person to the homeowners and deescalate difficult situations from past Landscape Companies along with providing permanent solutions to the homeowners concerns.

For these reasons, I am fully confident that Tommy Dilandro with Duval Landscape Maintenance LLC will be an asset to your community.

If you would like additional information about Tommy Dilandro, please feel free to contact me anytime.

Sincerely,

Gabriella Garofano
Community Association Manager
Access Management
GGarofano@AccessDifference.com
860-823-7072 – personal cell phone

Current Client Response to Potential New Client Inquiry

CURRENT CLIENT RESPONSE

Dear Sir

We hired Duval Landscaping in May of 2024 and found them to be a very stand-up company and willing to please their customers, They excel at customer service and keep you up to date on everything that's happening, We have a very complex property and they have been doing an excellent job, and would highly recommend them.

We had them not just Mow and Blow but completely renovate our entire entrance and other focal points of our Landscaping plus handle our sprinkler system and tree problems and most residents are very satisfied. As you know for HOA it is impossible to get everyone satisfied in a community but I think Duval has satisfied 99 % of them.

The best thing about Duval Landscaping is that separates them apart from every other company in that they all basically have the same type of labor force the upper management has a true passion for the business and pleasing their customers and if you are not happy they are not happy till you are that is what I have found that separates them from the rest of the Landscapers.

I wish you the best and I think you will make the right decision to hire Duval Landscaping Services.

-
Book Appointment
https://calendly.com/rdhsr

*Please Excuse the typos. I type super-fast (too fast)

Hartmann Development LLC.
Commercial Lending & Investments
Robert D. Hartmann Sr.

POTENTIAL CUSTOMER INQUIRY

Mr. Hartmann:

My name is Otto Tufenkjian. I live in Tivoli Village located at [redacted] Sarasota, and serve on their grounds committee.

We are in the process of interviewing for a new landscape company for our development as our present three-contract expires at the end of this year. We have received a proposal from Duval Landscaping and were given your name as a reference.

Would you please take a few minutes to give me feedback on the following questions:

1. How long has Duval serviced your community?
2. Is your community generally happy with Duval's services?
3. What do you like most about Duval's services?
4. What, if any, are the complaints from your community about Duval's services?

Thank you in advance for your assistance. We are hoping to make a decision on a vendor by the end of the month. We would appreciate your feedback, if possible, before then.

Please respond to my personal email: ottotpool@gmail.com

Otto Tufenkjian

Duval Landscape
MAINTENANCE

Current Client Response to Potential New Client Inquiry

POTENTIAL CUSTOMER INQUIRY

Mr. Dindo:

My name is Otto Tufenkjian. I live in Tivoli Village located at [redacted] In Sarasota, and serve on their grounds committee.

We are in the process of interviewing for a new landscape company for our development as our present three-contract expires at the end of this year. We have received a proposal from Duval Landscaping and were given your name and your community as a reference.

Would you please take a few minutes to give me feedback on the following questions:

1. How long has Duval serviced your community?
2. Is your community generally happy with Duval's services?
3. What do you like most about Duval's services?
4. What, if any, are the complaints from your community about Duval's services?

Thank you in advance for your assistance. We are hoping to make a decision on a vendor by the end of the month. We would appreciate your feedback, if possible, before then.

Please respond to my personal email: ottotpool@gmail.com

Otto Tufenkjian

CURRENT CLIENT RESPONSE

From: Dindo, Jon <Jon.Dindo@vacationclub.com>

Sent: Wednesday, August 21, 2024 8:40 AM

To: ottotpool@gmail.com <ottotpool@gmail.com>

Subject: Duval Landscaping - Feedback Requested

Good Morning Otto,

I hope you are doing wonderful and all is well.

1. How long has Duval serviced your community? March 1st 2024
2. Is your community generally happy with Duval's services? Yes, very content with the services and the association has come a long way within the past 6 months with the future looking bright.
3. What do you like most about Duval's services? Process of the on-boarding, personal touch and commitment to serving the community, listening to the association concerns and prioritizing based upon that and their expertise. Very proactive from the get-go and dedicated.
4. What, if any, are the complaints from your community about Duval's services? Overall, very minimal and really, they have just played catch up for the first 3-4 months due to the condition of the association. We had substantial issues throughout which were major issues. They have now caught up with the majority of the issues and are addressing them as they arrive proactively.

Duval Landscape
MAINTENANCE

Duval Landscape Maintenance Awards

National Landscape Awards of Excellence

- Grand Award-Flagler Center
- Grand Award-Flagler Center
- Merit Award-Campfield Condominium Association
- Merit Award-Campfield Condominium Assoiciation
- Merit Award-Summer House in Old Ponte Vedra
- Merit Awards-Deerwood Park South

PLANET Award Winner
Safety Recognition
2014

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS
2017 GRAND AWARD WINNER
for
Blue Cross Blue Shield of Florida
Deerwood Park Campus
Duval Landscape Maintenance LLC

Thank you

We care about your landscape, your priorities, and your satisfaction.

Vince Gliatta
Business development manager

Cell
813-373-0015

Office
904-900-1127

Vince@Duvallandscape.com

www.duvallandscape.com

PROJECT MANUAL

FOR

LANDSCAPE MAINTENANCE SERVICES

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

RIZZETTA & COMPANY

JUNE 2025

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS

Landscape & Irrigation Maintenance Services
Pasco County, Florida

Deerbrook Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Deerbrook Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Tuesday, July 22, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544, for the sum of $100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mr. John Toborg can be reached by email at jtoborg@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Friday, July 25, 2025, at 1:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the Old Pasco Road address stated above until Wednesday, July 30, 2025, at 12:00 p.m. (EST)

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal

notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Tuesday, September 9, 2025, at 5:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Toborg at jtoborg@rizzetta.com, and Jere Earlywine at jere.earlywine@kutakrock.com, no later than Monday, August 4, 2025, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Tuesday, August 5, 2025.

A District meeting to open the proposals will be held at 1:00 p.m. (EST) on Tuesday, August 19, 2025, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Firms desiring to provide services for this project must submit one (1) hard copy original, (1) additional hard copy and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 1:00 p.m. (EST) on Tuesday, August 19, 2025, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544, Attention: John Toborg. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing-impaired or speech-impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Deerbrook Community Development District
Mr. Lynn Hayes, District Manager (lhayes@rizzetta.com)
Publication Date: Friday, July 18, 2025

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
INSTRUCTIONS TO PROPOSERS
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

1. DUE DATE. Sealed proposals ("**Proposals**") must be received by interested parties ("**Proposer**") no later than 1:00 p.m. (EST) on Tuesday, August 19, 2025, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, Attention: John Toborg. Proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
July 18, 2025	Notice of RFP Published & Posted
July 22, 2025, 12:00 p.m.	RFP Available for Purchase at Rizzetta & Co., Inc. (WC)
July 25, 2025, 1:00 p.m.	Pre-Proposal Meeting, Rizzetta Old Pasco Road Office
August 4, 2025, 4:00 p.m.	Deadline for Questions
August 19, 2025, 1:00 p.m.	Proposals Due/Public Opening, Rizzetta & Co., Inc. (WC)
September 9, 2025, at 5:00 p.m.	Board Meeting to Evaluate Proposals & Award Contract (WC)
Tentatively, October 13, 2025	Contract Start Date

3. MANDATORY PRE-PROPOSAL MEETING. There will be a mandatory pre-proposal meeting Friday, July 25, 2025, at 1:00 p.m. at Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Proposers who do not attend the pre-proposal meeting will not be eligible to submit a proposal. Additional information regarding this meeting may be obtained by contacting the District Manager, Lynn Hayes, at lhayes@rizzetta.com or calling (813) 933-5571.

4. SIGNATURE ON PROPOSAL. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from its own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an "as is" condition and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall

take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. **IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.**

6. **FAMILIARITY WITH THE LAW.** By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

7. **PROJECT MANUAL.** The Project Manual will be available beginning Tuesday, July 22, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Cost of the Project Manual is $100.00. Checks must be made out to Rizzetta & Co., Inc. NO CASH OR CC ACCEPTED. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals and proposal and contract documents. Purchase of the manual is mandatory.

8. **QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to the responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

9. **SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

10. **INTERPRETATIONS AND ADDENDA.** All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to John Toborg at jtoborg@rizzetta.com with an e-mail copy to Jere Earlywine, District Counsel, at jere.earlywine@kutakrock.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after August 4, 2025, 4:00 p.m. (EST) will not be answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

11. **SUBMISSION OF PROPOSAL.** Submit one (1) hard copy original, (1) additional hard copy and one (1) digital copy, in the form of a flash drive, along with other requested attachments, at the time and place indicated herein, enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. This Rizzetta & Co. office location does not receive USPS. DO NOT SEND THROUGH THE US MAIL. The Proposal must be either hand-

delivered or sent through a third-party courier. The sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Deerbrook Community Development District – Landscape & Irrigation Maintenance RFP) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

12. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

13. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

14. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience and any certifications, (i.e., Certified Arborist, Certified Irrigation Technician, CPO, etc.) Proposer must guarantee that should certified professionals leave the company, another certified professional of the same discipline shall replace him within a reasonable amount of time, but no more than thirty (30) days.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.

F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

G. Completed proposal pricing. All responses must itemize in their narrative, the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch & annual flowers, including installation, should be provided but not included in the contract amount as this service shall be rendered at the discretion of the District's Board of Supervisors.

15. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

16. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

17. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

18. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

19. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; (4) attend the mandatory pre-proposal meeting, (5) must be in good financial standing with no history of bankruptcy or financial reorganization, and (6) be fully licensed and insured. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

20. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend, and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs,

and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

21. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

22. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112 of the *Florida Statutes* will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

23. COLLUSION. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

24. BLACK OUT PERIOD/CONE OF SILENCE. The blackout period is defined as between the time the Request For Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

25. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities, or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

26. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships, and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

27. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

28. NO CONSIDERATION OF SOCIAL, POLITICAL, OR IDEOLOGICAL INTERESTS. The District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor. The District may not give preference to a vendor based on the vendor's social, political, or ideological interests. Each solicitation for procurement of commodities or contractual services by the District will include a provision notifying vendors of these provisions.

29. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the Evaluation Criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the issuance of the Project Manual **(i.e., by no later than [BID PROTEST DEADLINE] 5:00 PM (EST))**, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Deerbrook Community Development District, c/o: Rizzetta & Co., Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614, ATTN: Lynn Hayes, District Manager**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 20% of the anticipated total contract award (including the initial one-year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of One Hundred Thousand Dollars ($100,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, Rizzetta & Co., Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614.

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel **(20 Points Possible)**

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

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Taylor Cain	12	Regional Branch Manager	Operations Manager
2. Joshua Boucher	20	Regional IR Manager	IR Operations Manager
3. Joe Pichardo	25	Tampa Branch Manager	Ops and Crew Management
4. Richard McManus	30	Irrigation Manager	IR On-site Manager
5. Eddie Barnwell	10	Account Manager	Ops and Crew On-site management

Proposed Staffing Levels

Landscape Maintenance staff will include 12 laborers, 3 Supervisors, and 3 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Vincent Gliatta	15	Business Development	Estimating and Contracts
2. Victor Morales	17	Production Manager	Ops and Crew On-site management
3. Mike Mejia	13	Arborist as Needed	Inspections and reporting
4. Ricky Gomez	20	Agronomy Manager/CPCO	Applications and reporting

2. Experience **(25 Points Possible)**

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

1. Project Name/Location: Sweetwater Creek CDD- St. Augustine, Fl

Contact: Dan Wright/LCAM Contact Phone: (845) 544-3290

Project Type/Description: Community Development District full service annual maintenance

Dollar Amount of Contract: $375,000 Annually

Your Company's Detailed Scope of Services for Project: Full service maintenance contract including hardwood tree trimming, landscape design and landscape installation. General services include mowing, trimming, and detail trimming of the entire community.

Duration of Contract: START DATE: 4/10/21 END DATE: Current

2. Project Name/Location: Sanctuary Cove- Parrish, Fl 34221

Contact: Patsy Vanderveer/BP Contact Phone: (321) 662-9645

Project Type/Description: HOA/Full service maintenance contract-Developer (Patsy)- Avanti Prop.

Dollar Amount of Contract: $350,000K Annually

Your Company's Detailed Scope of Services for Project: Full service maintenance, includes: hardwood tree trimming, landscape design and landscape installation. General services include

Experience cont.

mowing, trimming, and detail trimming of the entire community.

Duration of Contract: START DATE: 10/1/2024 END DATE: Current

3. Project Name/Location: Willow Walk CDD - Palmetto, Fl 34221

Contact: Hunter Mimbs Contact Phone: hmimbs@rizatta.com

Project Type/Description: Community Development District full service annual maintenance

Dollar Amount of Contract: $185,000 Annually

Your Company's Detailed Scope of Services for Project:
Full service maintenance, includes:hardwood tree trimming, landscape design.
General services include mowing, trimming, and detail trimming of the entire community.

Duration of Contract: START DATE: 8/1/25 END DATE: current

4. Project Name/Location: Cypress Falls at The Woodlands - North Port, Fl 34289

Contact: Jim Branson/BP Contact Phone: (317) 797-1123

Project Type/Description: HOA/Full service maintenance contract

Dollar Amount of Contract: $850,000 Annually

Your Company's Detailed Scope of Services for Project: Full service maintenance contract
including hardwood tree trimming, landscape design and landscape installation. General services include
mowing, trimming, and detail trimming of the entire community.

Duration of Contract: START DATE: 10/1/24 END DATE: Current

5. Project Name/Location: Sunrise Preserve - Sarasota, Fl

Contact: Jon Dindo/BP Contact Phone: jon.dindo@vacationclub.com

Project Type/Description: HOA/Full service maintenance contract

Dollar Amount of Contract: $550,000K Annually

Your Company's Detailed Scope of Services for Project: Full service maintenance contract
including hardwood tree trimming, landscape design and landscape installation. General services include
mowing, trimming, and detail trimming of the entire community.
*Renewed contract on 4/1/2025

Duration of Contract: START DATE: 4/1/24 END DATE: Current

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

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

4. Price **(20 Points Possible)**

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible (20) in this part of the evaluation criteria. *

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

5. Reasonableness of ALL Numbers **(25 Points Possible)**

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

Proposer's Total Score **(100 Points Possible)**

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Manatee

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

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

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

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

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

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

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

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

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

Dated this 19th day of August, 2025.

Proposer: Duval Landscape Maintenance
By: Vince Gliatta
Title: Business Development Mgr

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of August, 2025, by Vincent Gliatta, as B.D.M of Duval Landscape Maintence, who appeared before me this day in person, and who is either personally known to me, or produced FCDL as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Tyler Cease
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

TYLER CEASE
Notary Public-State of Florida
Commission # HH 479085
My Commission Expires
January 09, 2028

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT

1. Proposer: Duval Landscape Maintenance, LLC [Company Name]
   ☐ A Partnership
   ☑ A Corporation
   ☐ A Subsidiary Corporation

2. Parent Company Name: _____

3. Parent Company Address:

   Street Address: 7011 Business Park Blvd. North

   P.O. Box (if any) _____

   City: Jacksonville State: FL Zip Code: 32256

   Telephone: (904) 900-1127 Fax no.: info@duvallandscape.com

   1st Contact Name: Rob Bullock Title: President/Owner

   2nd Contact Name: Edwin Cintron Title: CFO

4. Proposer Company Address (if different):

   Street Address _____

   P. O. Box (if any) _____

   City _____ State _____ Zip Code _____

   Telephone _____ Fax no. _____

   1st Contact Name _____ Title _____

   2nd Contact Name _____ Title _____

5. List the location of the office from which the proposer would provide services to Deerbrook CDD.

   Street Address: 5329 Lithia Pinecrest Rd

   City: Lithia State: Fl Zip Code: 33547

   Telephone: 813-373-0015 Fax No. _____

   1st Contract Name: Vince Gliatta Title: BDM

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

6.1 If yes, provide the following:

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

  If no, please explain _____

- Date incorporated August 12th, 2009 Charter No. 09000077374

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____
- Is the company in good standing with the State? Yes ○ No ○

  If no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer's company authorized to do business in the State of Florida?

  Yes ○ No ○

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

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

7.1 If yes, provide the following:

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

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

(22) $6,500,000.00 (23) $7,300,000.00 (24) $8,400,000.00

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

General Liability	$ 2,000,000.00
Automobile Liability	$ 1,000,000.00
Umbrella Coverage	$ 5,000,000.00
Workers Compensation	$ 1,000,000.00
Expiration Date	July 1, 2026

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

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

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

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

13. List any and all litigation to which the Proposer, any personnel to work at Deerbrook, any officer and/or employee of the Proposer has been a party in the last five (5) years. None

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

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

The Islands/Parker Duerson/LCAM/(727) 433-5278, $130K annually, Two years

Cypress Falls at The Woodlands/Jim Branson/BP/(321) 797-1123, $850K annually, One Year

Sunrise Preserve/John Dindo/BP/Jon.Dindo@vacationclub.com, $550K annually, Two Years

Santa Fe Townhomes/ Jennifer Conklin/LCAM/(407) 361-7200, $65K annually, Three years

Sanctuary Cove/ Patsy Vanderveer/ Developer/(321) 662-9645, $350K annually, One year

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

Hampton Lakes - Mary Schnuerer, 407-403-8764, management changeover and vendor change.

Duval Ford - Todd Ferrell, 904-655-5544, customer accepted lower bid

Century Deerwood Park - Mohini Cooner, 904-447-5901, customer accepted lower bid

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Joe Pichardo	Tampa Branch Manager
Name	Position

Operations and Scheduling	25	5
Type of Work	Yrs. Exp.	Yrs. With Firm

Richard McManus	Irrigation Manager
Name	Position

On-site audits and reporting	35	10
Type of Work	Yrs. Exp.	Yrs. With Firm

Eddie Barnwell	Account Manager
Name	Position

Ops on-site manager	10	7
Type of Work	Yrs. Exp.	Yrs. With Firm

Ricky Gomez	Agronomy Manager/CPCO
Name	Position

Applications and reporting	20	5
Type of Work	Yrs. Exp.	Yrs. With Firm

Victor Morales		Production Manager
Name		Position
Punch Lists and Reporting	17	7
Type of Work	Yrs. Exp.	Yrs. With Firm

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

Duval Landscape Maintenance
Name of Proposer

By: Vince Gliatta
Vince Gliatta Business Development Mgr.
[Type Name and Title of Person Signing]

This 19th day of August, 2025.

(Corporate Seal)

Sworn to before me this 19th day of August, 2025.

January 9th, 2028
(Seal) Notary Public/Expiration Date

TYLER CEASE
Notary Public-State of Florida
Commission # HH 479085
My Commission Expires
January 09, 2028

OFFICERS

PROPOSER: Duval Landscape Maintenance, LLC DATE: 8/18/25

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Rob Bullock	President/Owner	Daily Operations	Jacksonville, Fl
Edwin Cintron	CFO	Accounting and Financials	Jacksonville, Fl
Jessica Horne	Financial Manager	Accounts Payable	Jacksonville, Fl
Mike Schwalenberg	Customer Relations	Customer Service	Jacksonville, Fl
Lianna Higgs	HR Director	Team Coordination	Jacksonville, Fl
FOR PARENT COMPANY (if applicable)			

EXHIBIT "C" - BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 140,907.06 **/yr.**

- Storm Cleanup $ 80 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Our teams can provide blanketing on all sensitive plant material. Duval can offer our normal tech rate of $65 per hour. Cost of service will vary.

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

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

$ 50 /hr. for employee with hand-held hose

$ 150 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 31,427.58 /yr.
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	10-0-20 + Pre-M	0.5 lbs N/1000 SF	3750	$5,073.35
April	0-0-7 (pre emergent)	50 lbs per 20,000	1250	$1,527.92
April	16-4-8 + Pre-M	0.5 lbs N/1000 SF	2813	$5,073.35
June	20-0-10	1.0 lbs N/1000 SF	2500	$3,545.43
August	Fe Foliar		8 gal	$3,545.43
October	10-0-20 + Pre-M	0.5 lbs N/1000 SF	3750	$5,073.35

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	10-0-20 + Pre-M	0.5 lbs N/1000 SF	750	$1,071.85
April	20-0-10 + Pre-M	0.5 lbs. N/1000 SF	500	$1,071.85
May	20-0-10	1.0 lbs N/1000 SF	500	$708.86
July	Fe Foliar		1.5 gal	$708.86
August	20-0-10	1.0 lbs N/1000 SF	500	$708.86
October	10-0-20 + Pre-M	0.5 lbs N/1000 SF	750	$1,071.85

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	16-4-8	1.67 lbs N/1000 sq ft	300	$555.30
June	16-4-8	1.67 lbs N/1000 sq ft	300	$555.30
October	16-4-8	1.67 lbs N/1000 sq ft	300	$555.30

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1.5 lbs N per 100 SF PC	120	$145.18
May	8-2-12	1.5 lbs N per 100 SF PC	120	$145.18
October	8-2-12	1.5 lbs N per 100 SF PC	120	$145.18
November	8-2-12	1.5 lbs N per 100 SF PC	120	$145.18

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

.

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

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

PART 3

Pest Control (All labor and materials) $ 6,932.60 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ TBD /yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 4,680.06 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 10,284.00 /yr.**

Freeze Protection (description of ability) In Florida, freeze protection for irrigation primarily involves using sprinkler systems to keep plants from freezing damage. Duval can offer a tech on-site at our normal tech rate of $65/hr. Duration of application will vary.

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

After hours emergency service hourly rate $ 80 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

240 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65 /CY
(app. October) $ 15,600 /installation

And

240 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65 /CY
(app. April $ 15,600 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 31,200 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

$ 189,551.24 **/ Initial Term**

FIRST ANNUAL RENEWAL	$ 189,551.24 /yr.
SECOND ANNUAL RENEWAL	$ 195,237.78 /yr.
THIRD ANNUAL RENEWAL	$ 195,237.78 /yr.
FOURTH ANNUAL RENEWAL	$ 201,094.91 /yr.

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

Contractor/Firm Name Duval Landscape Maintenance LLC

Firm Address 7011 Business Park Blvd. North

City/State/Zip Jacksonville, Fl

Phone Number (904) 900-1127 Fax Number _____

Name and Title of Representative Vince Gliatta - Business Development Mgr. (Please Print)

Representative's Signature _____

Date 8/18/2025

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

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

Dated this _____ day of _____, 2025

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISITING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 140,907.06 **/yr.**

- Storm Cleanup $ 80 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Our teams can provide blanketing on all sensitive plant material. Duval can offer our normal tech rate of $65 per hour. Cost of service will vary.

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

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

$ 50 /hr. for employee with hand-held hose

$ 150 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 31,427.58 /yr.
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	10-0-20 + Pre-M	0.5 lbs N/1000 SF	3750	$5,073.35
April	0-0-7 (pre emergent)	50 lbs per 20,000	1250	$1,527.92
April	16-4-8 + Pre-M	0.5 lbs N/1000 SF	2813	$5,073.35
June	20-0-10	1.0 lbs N/1000 SF	2500	$3,545.43
August	Fe Foliar		8 gal	$3,545.43
October	10-0-20 + Pre-M	0.5 lbs N/1000 SF	3750	$5,073.35

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	10-0-20 + Pre-M	0.5 lbs N/1000 SF	750	$1,071.85
April	20-0-10 + Pre-M	0.5 lbs. N/1000 SF	500	$1,071.85
May	20-0-10	1.0 lbs N/1000 SF	500	$708.86
July	Fe Foliar		1.5 gal	$708.86
August	20-0-10	1.0 lbs N/1000 SF	500	$708.86
October	10-0-20 + Pre-M	0.5 lbs N/1000 SF	750	$1,071.85

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	16-4-8	1.67 lbs N/1000 sq ft	300	$555.30
June	16-4-8	1.67 lbs N/1000 sq ft	300	$555.30
October	16-4-8	1.67 lbs N/1000 sq ft	300	$555.30

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1.5 lbs N per 100 SF PC	120	$145.18
May	8-2-12	1.5 lbs N per 100 SF PC	120	$145.18
October	8-2-12	1.5 lbs N per 100 SF PC	120	$145.18
November	8-2-12	1.5 lbs N per 100 SF PC	120	$145.18

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

.

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

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

PART 3

Pest Control (All labor and materials) $ 6,932.60 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ TBD /yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 4,680.06 / yr.

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

PART 4

Irrigation (All labor and materials) **$** 10,284.00 **/yr.**

Freeze Protection (description of ability) In Florida, freeze protection for irrigation primarily involves using sprinkler systems to keep plants from freezing damage. Duval can offer a tech on-site at our normal tech rate of $65/hr. Duration of application will vary.

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

After hours emergency service hourly rate $ 80 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

240 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65 /CY
(app. October) $ 15,600 /installation

And

240 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65 /CY
(app. April $ 15,600 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 31,200 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 189,551.24 **/ First Annual Renewal**

SECOND ANNUAL RENEWAL $ 195,237.78 /yr.
THIRD ANNUAL RENEWAL $ 195,237.78 /yr.
FOURTH ANNUAL RENEWAL $ 201,094.91 /yr.

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

Contractor/Firm Name Duval Landscape Maintenance LLC

Firm Address 7011 Business Park Blvd. North

City/State/Zip Jacksonville, FL 32256

Phone Number (904) 900-1127 Fax Number

Name and Title of Representative Vince Gliatta/ Business Development Mgr. (Please Print)

Representative's Signature

Date 8/18/25

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 145,134.27 **/yr.**

- Storm Cleanup $ 80 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Our teams can provide blanketing on all sensitive plant material. Duval can offer our normal tech rate of $65 per hour. Cost of services will vary

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

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

$ 50 /hr. for employee with hand-held hose

$ 150 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 32,370.41 /yr.

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

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	10-0-20 + Pre-M	0.5 lbs N/1000 SF	3750	$5,225.55
April	0-0-7 (pre emergent)	50 lbs per 20,000	1250	$1,573.76
April	16-4-8 + Pre-M	0.5 lbs N/1000 SF	2813	$5,225.55
June	20-0-10	1.0 lbs N/1000 SF	2500	$3,651.79
August	Fe Foliar		8 gal	$3,651.79
October	10-0-20 + Pre-M	0.5 lbs N/1000 SF	3750	$5,225.55

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	10-0-20 + Pre-M	0.5 lbs N/1000 SF	750	$1,103.00
April	20-0-10 + Pre-M	0.5 lbs N/1000 SF	500	$1,103.00
May	20-0-10	1.0 lbs N/1000 SF	500	$729.13
July	Fe Foliar		1.5 gal	$729.13
August	20-0-10	1.0 lbs N/1000 SF	500	$729.13
October	10-0-20 + Pre-M	0.5 lbs N/1000 SF	750	$1,103.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	16-4-8	1.67 lbs N/1000 sq ft	300	$571.96
June	16-4-8	1.67 lbs N/1000 sq ft	300	$571.96
October	16-4-8	1.67 lbs N/1000 sq ft	300	$571.96

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1.5 lbs N per 100 SF PC	120	$149.53
May	8-2-12	1.5 lbs N per 100 SF PC	120	$149.53
October	8-2-12	1.5 lbs N per 100 SF PC	120	$149.53
November	8-2-12	1.5 lbs N per 100 SF PC	120	$149.53

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

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

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

PART 3

Pest Control (All labor and materials) $ 7,140.58 **/yr.**
(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ TBD / yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 4,820.46 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 10,592.52 /yr.**

Freeze Protection (description of ability) In Florida, free protection for irrigation primarily involves using sprinkler systems to keep plants from freeze Duval can offer a tech on site at our normal tech rate of $65/hr. Duration of application will vary.

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

After hours emergency service hourly rate $ 80 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

240 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65 /CY
(app. October) $ 15,600 /installation

And

240 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65 /CY
(app. April) $ 15,600 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 31,200 / yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

$ 195,237.78 **/ Second Annual Renewal**

THIRD ANNUAL RENEWAL $ 195,237.78 /yr.

FOURTH ANNUAL RENEWAL $ 201,094.91 /yr.

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

Contractor/Firm Name Duval Landscape Maintenance LLC

Firm Address 7011 Business Park Blvd. North

City/State/Zip Jacksonville, FL 32256

Phone Number (904) 900-1127 Fax Number

Name and Title of Representative Vince Gliatta/ Business Development Mgr. (Please Print)

Representative's Signature

Date 8/18/25

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 145,134.27 **/yr.**

- Storm Cleanup $ 80 /hr **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Our teams can provide blanketing on all sensitive plant material. Duval can offer our normal tech rate of $65 per hour. Cost of service will vary.

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

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

$ 50 /hr for employee with hand-held hose

$ 150 /hr for water truck/tanker

PART 2

Fertilization (All labor and materials) **$** 32,370.41 **/yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	10-0-20 + Pre-M	0.5 lbs N/1000 SF	3750	$5,225.55
April	0-0-7 (pre emergent)	50 lbs per 20,000	1250	$1,573.76
April	16-4-8 + Pre-M	0.5 lbs N/1000 SF	2813	$5,225.55
June	20-0-10	1.0 lbs N/1000 SF	2500	$3,651.79
August	Fe Foliar		8 gal	$3,651.79
October	10-0-20 + Pre-M	0.5 lbs N/1000 SF	3750	$5,225.55

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	10-0-20 + Pre-M	0.5 lbs N/1000 SF	750	$1,103.00
April	20-0-10 + Pre-M	0.5 lbs N/1000 SF	500	$1,103.00
May	20-0-10	1.0 lbs N/1000 SF	500	$729.13
July	Fe Foliar		1.5 gal	$729.13
August	20-0-10	1.0 lbs N/1000 SF	500	$729.13
October	10-0-20 + Pre-M	0.5 lbs N/1000 SF	750	$1,103.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	16-4-8	1.67 lbs N/1000 sq ft	300	$571.96
June	16-4-8	1.67 lbs N/1000 sq ft	300	$571.96
October	16-4-8	1.67 lbs N/1000 sq ft	300	$571.96

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1.5 lbs N per 100 SF PC	120	$149.53
May	8-2-12	1.5 lbs N per 100 SF PC	120	$149.53
October	8-2-12	1.5 lbs N per 100 SF PC	120	$149.53
November	8-2-12	1.5 lbs N per 100 SF PC	120	$149.53

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

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

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

PART 3

Pest Control (All labor and materials) $ 7,140.58 **/yr.**
(if entire pesticide allowance is required) *

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

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

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 4,820.46 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 10,592.52 /yr.**

Freeze Protection (description of ability) In Florida, free protection for irrigation primarily involves using sprinkler systems to keep plants from freeze Duval can offer a tech on site at our normal tech rate of $65/hr. Duration of application will vary.

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

After hours emergency service hourly rate $ 80 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

240 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65 /CY
(app. October) $ 15,600 /installation

And

240 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65 /CY
(app. April) $ 15,600 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 31,200 / yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 195,237.78 **/ Third Annual Renewal**

FOURTH ANNUAL RENEWAL $ 201,094.91 /yr.

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

Contractor/Firm Name Duval Landscape Maintenance LLC

Firm Address 7011 Business Park Blvd. North

City/State/Zip Jacksonville, FL 32256

Phone Number (904) 900-1127 Fax Number

Name and Title of Representative Vince Gliatta/ Business Development Mgr. (Please Print)

Representative's Signature

Date 8/18/25

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 149,488.30 **/yr.**

- Storm Cleanup $ 80 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Our teams can provide blanketing on all sensitive plant material. Duval can offer our normal tech rate of $65 per hour. Cost of service will vary.

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

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

$ 50 /hr. for employee with hand-held hose

$ 150 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$** 33,341.52 **/yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	10-0-20 + Pre-M	0.5 lbs N/1000 SF	3750	$5,382.32
April	0-0-7 (pre emergent)	50 lbs per 20,000	1250	$1,620.97
April	16-4-8 + Pre-M	0.5 lbs N/1000 SF	2813	$5,382.32
June	20-0-10	1.0 lbs N/1000 SF	2500	$3,761.34
August	Fe Foliar		8 gal	$3,761.34
October	10-0-20 + Pre-M	0.5 lbs N/1000 SF	3750	$5,382.32

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	10-0-20 + Pre-M	0.5 lbs N/1000 SF	750	$1,136.09
April	20-0-10 + Pre-M	0.5 lbs N/1000 SF	500	$1,136.09
May	20-0-10	1.0 lbs N/1000 SF	500	$751.00
July	Fe Foliar		1.5 gal	$751.00
August	20-0-10	1.0 lbs N/1000 SF	500	$751.00
October	10-0-20 + Pre-M	0.5 lbs N/1000 SF	750	$1,136.09

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	16-4-8	1.67 lbs N/1000 sq ft	300	$589.12
June	16-4-8	1.67 lbs N/1000 sq ft	300	$589.12
October	16-4-8	1.67 lbs N/1000 sq ft	300	$589.12

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1.5 lbs N per 100 SF PC	120	$154.02
May	8-2-12	1.5 lbs N per 100 SF PC	120	$154.02
October	8-2-12	1.5 lbs N per 100 SF PC	120	$154.02
November	8-2-12	1.5 lbs N per 100 SF PC	120	$154.02

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

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

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

PART 3

Pest Control (All labor and materials) $ 7,354.80 /yr. (if entire pesticide allowance is required) *

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

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

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 4,965.07 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 10,910.30 /yr.**

Freeze Protection (description of ability) In Florida, freeze protection for irrigation primarily involves using sprinkler systems to keep plants from freezing damage. Duval can offer a tech on-site at our normal tech rate of $65/hr. Duration of application will vary.

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

After hours emergency service hourly rate $ 80 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

240 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65 /CY
(app. October) $ 15,600 installation

And

240 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65 /CY
(app. April) $ 15,600 installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 31,200 / yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

$ 201,094.91 **/ Fourth Annual Renewal**

Contractor/Firm Name Duval Landscape Maintenance, LLC

Firm Address 7011 Business Park Blvd. North

City/State/Zip Jacksonville, FL 32256

Phone Number (904) 900-1127 Fax Number

Name and Title of Representative Vince Gliatta/ Business Development Mgr.

(Please Print)

Representative's Signature

Date 8/18/25

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 30,452.10 **/yr.**

- Storm Cleanup $ 80 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Our teams can provide blanketing on all sensitive plant material. Duval can offer our normal tech rate of $65 per hour. Cost of service will vary.

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

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

$ 50 /hr. for employee with hand-held hose

$ 150 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 3,466.74 /yr.
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A				
N/A				
N/A				
N/A				
N/A				
N/A				

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	10-0-20 + Pre-M	0.50	300	$521.20
April	20-0-10 + Pre-M	0.50	150	$521.20
May	20-0-10	1.00	300	$425.43
July	Fe foliar		1 gal	$425.43
August	20-0-10	1.00	300	$425.43
October	10-0-20 + Pre-M	0.50	300	$521.20

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	16-4-8	1.67 lbs N/1000	135	$160.55
June	16-4-8	1.67 lbs N/1000	135	$160.55
October	16-4-8	1.67 lbs N/1000	135	$160.55

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1.5 lbs N per 100 SF PC	30	$36.30
May	8-2-12	1.5 lbs N per 100 SF PC	30	$36.30
October	8-2-12	1.5 lbs N per 100 SF PC	30	$36.30
November	8-2-12	1.5 lbs N per 100 SF PC	30	$36.30

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

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

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

PART 3

Pest Control (All labor and materials) $ 630.24 **/yr.**

(if entire pesticide allowance is required) *

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

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

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 1,320.06 / yr.

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

PART 4

Irrigation (All labor and materials) $ 2,057.16 **/yr.**

Freeze Protection (description of ability) In Florida, freeze protection for irrigation primarily involves using sprinkler systems to keep plants from freezing damage. Duval can offer a tech on-site at our normal tech rate of $65/hr. Duration of application will vary.

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

After hours emergency service hourly rate $ 80 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

50 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65 /CY
(app. October) $ 3250 /installation

And

50 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65 /CY
(app. April $ 3250 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 6,500 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 36,606.24 **/ Initial Term**

FIRST ANNUAL RENEWAL	$ 36,606.21 /yr.
SECOND ANNUAL RENEWAL	$ 37,703.43 /yr.
THIRD ANNUAL RENEWAL	$ 37,703.43 /yr.
FOURTH ANNUAL RENEWAL	$ 38,834.53 /yr.

Contractor/Firm Name Duval Landscape Maintenance, LLC

Firm Address 7011 Business Park Blvd. North

City/State/Zip Jacksonville, FL 32256

Phone Number (904) 900-1127 Fax Number

Name and Title of Representative Vince Gliatta/ Business Development Mgr.
(Please Print)

Representative's Signature

Date 8/18/25

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 30,452.10 **/yr.**

- Storm Cleanup $80 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Our teams can provide blanketing on all sensitive plant material. Duval can offer our normal tech rate of $65 per hour. Cost of service will vary.

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

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

$50 /hr. for employee with hand-held hose

$150 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 3,466.74 /yr.
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A				
N/A				
N/A				
N/A				
N/A				
N/A				

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	10-0-20 + Pre-M	0.50	300	$521.20
April	20-0-10 + Pre-M	0.50	150	$521.20
May	20-0-10	1.00	300	$425.43
July	Fe foliar		1 gal	$425.43
August	20-0-10	1.00	300	$425.43
October	10-0-20 + Pre-M	0.50	300	$521.20

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	16-4-8	1.67 lbs N/1000	135	$160.55
June	16-4-8	1.67 lbs N/1000	135	$160.55
October	16-4-8	1.67 lbs N/1000	135	$160.55

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1.5 lbs N per 100 SF PC	30	$36.30
May	8-2-12	1.5 lbs N per 100 SF PC	30	$36.30
October	8-2-12	1.5 lbs N per 100 SF PC	30	$36.30
November	8-2-12	1.5 lbs N per 100 SF PC	30	$36.30

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

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

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

PART 3

Pest Control (All labor and materials) **$** 630.24 **/yr.**

(if entire pesticide allowance is required) *

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

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

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 1,320.06 / yr.

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

PART 4

Irrigation (All labor and materials) **$** 2,057.16 **/yr.**

Freeze Protection (description of ability) In Florida, freeze protection for irrigation primarily involves using sprinkler systems to keep plants from freezing damage. Duval can offer a tech on-site at our normal tech rate of $65/hr. Duration of application will vary.

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

After hours emergency service hourly rate $ 80 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

50 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65 /CY
(app. October) $ 3,250 /installation

And

50 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65 /CY
(app. April $ 3,250 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 6,500.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 36,606.24 **/ 1st annual renewal**

SECOND ANNUAL RENEWAL	$ 37,703.43 /yr.
THIRD ANNUAL RENEWAL	$ 37,703.43 /yr.
FOURTH ANNUAL RENEWAL	$ 38,834.53 /yr.

Contractor/Firm Name Duval Landscape Maintenance, LLC

Firm Address 7011 Business Park Blvd. North

City/State/Zip Jacksonville, FL 32256

Phone Number (904) 900-1127 Fax Number

Name and Title of Representative Vince Gliatta/ Business Development Mgr.
(Please Print)

Representative's Signature

Date 8/18/25

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 31,365.66 /yr.**

- Storm Cleanup $80/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Our teams can provide blanketing on all sensitive plant material. Duval can offer our normal tech rate of $65 per hour. Cost of service will vary.

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

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

$50 /hr. for employee with hand-held hose

$150 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 3,570.74 /yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A				
N/A				
N/A				
N/A				
N/A				
N/A				

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	10-0-20 + Pre M	0.5 lbs N/1000 SF	300	$536.83
April	20-0-10 + Pre M	0.5 lbs N/1000 SF	150	$536.83
May	20-0-10	1.0 lb N/1000 SF	300	$438.19
July	Fe Foliar		1 gal	$438.19
August	20-0-10	1.0 lb N/1000 SF	300	$438.19
October	10-0-20 + Pre M	0.5 lbs N/1000 SF	300	$536.83

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	16-4-8	1.67 lbs N/1000 SF	135	$165.37
June	16-4-8	1.67 lbs N/1000 SF	135	$165.37
October	16-4-8	1.67 lbs N/1000 SF	135	$165.37

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1.5 lbs N per 100 SF PC	30	$37.39
May	8-2-12	1.5 lbs N per 100 SF PC	30	$37.39
October	8-2-12	1.5 lbs N per 100 SF PC	30	$37.39
November	8-2-12	1.5 lbs N per 100 SF PC	30	$37.39

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

.

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

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

PART 3

Pest Control (All labor and materials) **$** 648.15 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ TBD /yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 1,359.66 / yr.

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$ 2,118.88 /yr.**

Freeze Protection (description of ability) In Florida, freeze protection for irrigation primarily involves using sprinkler systems to keep plants from freezing damage. Duval can offer a tech on-site at our normal tech rate of $65/hr. Duration of application will vary.

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

After hours emergency service hourly rate $ 80 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

50 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65 /CY
(app. October) $ 3,250 /installation

And

50 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65 /CY
(app. April $ 3,250 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 6,500.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 37,703.43 / 2nd annual renewal

THIRD ANNUAL RENEWAL $ 37,703.43 /yr.
FOURTH ANNUAL RENEWAL $ 38,834.53 /yr.

Contractor/Firm Name Duval Landscape Maintenance, LLC

Firm Address 7011 Business Park Blvd. North

City/State/Zip Jacksonville, FL 32256

Phone Number (904) 900-1127 Fax Number

Name and Title of Representative Vince Gliatta/ Business Development Mgr
(Please Print)

Representative's Signature

Date 8/18/25

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 31,365.66 **/yr.**

- Storm Cleanup $ 80 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Our teams can provide blanketing on all sensitive plant material. Duval can offer our normal tech rate of $65 per hour. Cost of service will vary.

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

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

$ 50 /hr. for employee with hand-held hose

$ 150 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 3,570.74 **/yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A				
N/A				
N/A				
N/A				
N/A				
N/A				

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	10-0-20 + Pre M	0.5 lbs N/1000 SF	300	$536.83
April	20-0-10 + Pre M	0.5 lbs N/1000 SF	150	$536.83
May	20-0-10	1.0 lb N/1000 SF	300	$438.19
July	Fe Foliar		1 gal	$438.19
August	20-0-10	1.0 lb N/1000 SF	300	$438.19
October	10-0-20 + Pre M	0.5 lbs N/1000 SF	300	$536.83

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	16-4-8	1.67 lbs N/1000 SF	135	$165.37
June	16-4-8	1.67 lbs N/1000 SF	135	$165.37
October	16-4-8	1.67 lbs N/1000 SF	135	$165.37

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1.5 lbs N per 100 SF PC	30	$37.39
May	8-2-12	1.5 lbs N per 100 SF PC	30	$37.39
October	8-2-12	1.5 lbs N per 100 SF PC	30	$37.39
November	8-2-12	1.5 lbs N per 100 SF PC	30	$37.39

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

.

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

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

PART 3

Pest Control (All labor and materials) $ 648.15 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ TBD /yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 1,359.66 / yr.

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

PART 4

Irrigation (All labor and materials) **$** 2,118.88 **/yr.**

Freeze Protection (description of ability) In Florida, freeze protection for irrigation primarily involves using sprinkler systems to keep plants from freezing damage. Duval can offer a tech on-site at our normal tech rate of $65/hr. Duration of application will vary.

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

After hours emergency service hourly rate $ 80 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

50 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65 /CY
(app. October) $ 3,250 /installation

And

50 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65 /CY
(app. April $ 3,250 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 6,500.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 37,703.43 **/ 3rd annual renewal**

FOURTH ANNUAL RENEWAL $ 38,834.53 /yr.

Contractor/Firm Name Duval Landscape Maintenance, LLC

Firm Address 7011 Business Park Blvd. North

City/State/Zip Jacksonville, FL 32256

Phone Number (904) 900-1127 Fax Number

Name and Title of Representative Vince Gliatta/ Business Development Mgr.
(Please Print)

Representative's Signature

Date 8/18/25

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 32,306.63 **/yr.**

- Storm Cleanup $80/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Our teams can provide blanketing on all sensitive plant material. Duval can offer our normal tech rate of $65 per hour. Cost of service will vary.

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

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

$50 /hr. for employee with hand-held hose

$150 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 3,677.86 /yr.
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A				
N/A				
N/A				
N/A				
N/A				
N/A				

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	10-0-20 + Pre M	0.5 lbs N/1000 SF	300	$552.94
April	20-0-10 + Pre M	0.5 lbs N/1000 SF	150	$552.94
May	20-0-10	1.0 lbs N/1000 SF	300	$451.34
July	Fe Foliar		1 gal	$451.34
August	20-0-10	1.0 lbs N/1000 SF	300	$451.34
October	10-0-20 + Pre M	0.5 lbs N/1000 SF	300	$552.94

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	16-4-8	1.67 lbs N/1000 SF	135	$170.33
June	16-4-8	1.67 lbs N/1000 SF	135	$170.33
October	16-4-8	1.67 lbs N/1000 SF	135	$170.33

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1.5 lbs N per 100 SF PC	30	$38.51
May	8-2-12	1.5 lbs N per 100 SF PC	30	$38.51
October	8-2-12	1.5 lbs N per 100 SF PC	30	$38.51
November	8-2-12	1.5 lbs N per 100 SF PC	30	$38.51

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

.

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

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

PART 3

Pest Control (All labor and materials) $ 667.59 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ TBD /yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 1,400 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 2,182.45 /yr.**

Freeze Protection (description of ability) In Florida, freeze protection for irrigation primarily involves using sprinkler systems to keep plants from freezing damage. Duval can offer a tech on-site at our normal tech rate of $65/hr. Duration of application will vary.

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

After hours emergency service hourly rate $ 80 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

50 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65 /CY
(app. October) $ 3,250 /installation

And

50 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65 /CY
(app. April $ 3,250 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 6,500.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

$ 38,834.53 **/ 4th annual renewal**

Contractor/Firm Name Duval Landscape Maintenance, LLC

Firm Address 7011 Business Park Blvd. North

City/State/Zip Jacksonville, FL 32256

Phone Number (904) 900-1127 Fax Number

Name and Title of Representative Vince Gliatta/ Business Development Mgr.
(Please Print)

Representative's Signature

Date 8/18/25

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces: $ 1,231.49 / event

Pond bank mowing, including line-trimming to water's edge: $ 1,750.19 / event

Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal: $ 1,817.66 / event

Tree Lifting: $ 150/Oak/ TBD / event

Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers: $ 2,475 / event

LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES

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

A.	Mowers w/operator	$65.00 Hour
B.	Bush-Hog w/operator	$100.00 Hour
C.	Tractor w/operator	$120.00 Hour
D.	Supervisor with Transportation	$85.00 Hour
E.	Laborer with hand equipment	$65.00 Hour
F.	Truck w/driver	$65.00 Hour
G.	Irrigation Tech	$65.00 Hour
H.	Granular Pesticide Applicator	
	Person with Drop Spreader	$65.00 Hour
I.	Liquid Pesticide Applicator	
	Person with Spray Truck	$65.00 Hour
J.	Granular Fertilizer Applicator	
	Person with Drop Applicator	$65.00 Hour
K.	Liquid Fertilizer Applicator	
	Person with Spray Truck	$65.00 Hour
L.	Granular Weed Control Applicator	
	Person with Drop Applicator	$65.00 Hour
M.	Liquid Weed Control Applicator	
	Person with Spray Truck	$65.00 Hour
N.	Laborer for Additional Trash Pick-Up	$65.00 Hour
O.	Lump Sum Mowing ([1]), entire community	$3,380 Per Mow

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

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

All personnel	$80.00	per Hour
	$	per Hour
	$	per Hour

B. Debris removal equipment unit costs:

Chipper	$115.00	per Hour
Tractor	$120.00	per Hour
Tree Lift	$150.00	per Hour

C. Other emergency/disaster related unit costs:

Dump Fees (driver)	$80.00	per Hour
	$	per Hour
	$	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

LEGAL AUTHORITY FOR SIGNATURE

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

Dated this 19th day of August, 2025.

Proposer: Duval Landscape Maintenance
By: Vince Gliatta
Title: Business Development Mgr.

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of X physical presence or ___online notarization, this 19th day of August, 2025, by Vincent Gliatta, as BDM of Duval Landscape Maintenance, on its behalf. He/She [He] is personally known to me or [X] produced FLDL as identification.

TYLER CEASE
Notary Public-State of Florida
Commission # HH 479085
My Commission Expires
January 09, 2028

Notary Public, State of Florida Tyler Cease

Personally Known
OR Produced Identification
Type of Identification FLDL

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

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

1. This sworn statement is submitted to Deerbrook Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of BDM for Duval Landscape Maint. ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 7011 Business Park Blvd. North

   Jacksonville, FL 32256

4. Proposer's Federal Employer Identification Number (FEIN) is 27-0877531

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

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

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

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

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

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

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

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

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

Dated this 19th day of August, 2025.

Proposer: Duval Landscape Maintenance
By: Vince Gliatta
Title: Businese Development Mgr.

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of X physical presence or ___online notarization, this 19th day of August, 2025, by Vincent Gliatta, as BDM of, Duval Landsape Maintenance on its behalf. He/She [____] is personally known to me or [X] produced FLDL as identification.

TYLER CEASE
Notary Public-State of Florida
Commission # HH 479085
My Commission Expires
January 09, 2028

Notary Public, State of Florida Tyler Cease

Personally Known
OR Produced Identification
Type of Identification FLDL

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

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

1. This sworn statement is submitted to Deerbrook Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of BDM for Duval Landscape Maint. ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 7011 Business Park Blvd. North

   Jacksonville, FL 32256

4. Proposer's Federal Employer Identification Number (FEIN) is 27-0877531

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

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

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

Dated this 19th day of August, 2025.

Proposer: Duval Landscape Maintenance

By: Vince Gliatta

Title: Business Development Mgr

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of X physical presence or__ online notarization, this 19th day of August, 2025, by Vincent Gliatta, as BDM of , on its behalf. He/She [He] is personally known to me or [X] produced FLDL as identification.

TYLER CEASE
Notary Public-State of Florida
Commission # HH 479085
My Commission Expires
January 09, 2028

Notary Public, State of Florida Tyler Cease

Personally Known
OR Produced Identification
Type of Identification FLDL

LANDSCAPE & IRRIGATION SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into to be effective as of the full execution of this Agreement:

> **Deerbrook Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida, and having offices at c/o 3434 Colwell Ave, Suite 200, Tampa, Florida 33614 ("**District**"); and
>
> _____, a _____, whose address is _____ ("**Contractor**," and collectively with the District, "**Parties**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a "Project Manual," and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** ("**Work**"). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services

comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C.** The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates _____, District Manager, to act as the District Representatives. The Contractor shall <u>not</u> take direction from anyone other than the District Representatives (e.g., the Contractor shall <u>not</u> take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is

specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars ($100) per day through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

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

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

a. Work under this Agreement shall begin upon execution of this Agreement and end September 30, 2025 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement shall annually renew with the same terms set forth herein, in the District's sole discretion.

b. As compensation for the Work, the District agrees to pay Contractor _____ ($_____) per year, in monthly amounts of _____ ($_____). Such compensation covers only the items specified in Parts 1, 2, 3 and 4 of the Contractor's Proposal Form – Part IV – Pricing ("**Contract Amount**"). Additionally, for the services specified in Part 5 of the Contractor's Proposal Form – Part IV – Pricing, attached hereto as **EXHIBIT B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.

c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("**ASO**"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th)

day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:

   i. WORKERS' COMPENSATION/EMPLOYER'S LIABILITY: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than $100,000.00 per employee per accident, $500,000.00 disease aggregate, and $100,000.00 per employee per disease.

   ii. COMMERCIAL GENERAL LIABILITY: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than $2,000,000.00 per occurrence, $2,000,000.00 aggregate covering all work performed under this Contract.

   iii. AUTOMOBILE LIABILITY: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $2,000,000.00 combined single limit covering all work performed under this Contract.

   iv. UMBRELLA LIABILITY: With limits of not less than $2,000,000.00 per occurrence covering all work performed under this Contract.

b. Each insurance policy required by this Contract shall:

i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
iii. Be written to reflect that the aggregate limit will apply on a per claim basis.

c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.
i. If the 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.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of

liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. **WARRANTY AND COVENANT.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

(a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

(b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.

(c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

(d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

(e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any

interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*.

22. **ANTI-HUMAN TRAFFICKING STATEMENT**. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

23. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

24. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

25. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

26. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

27. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

28. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

29. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

30. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. **If to the District:** Deerbrook Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301
Attn: District Counsel

B. **If to Contractor:** Duval Landscape Maint.
7011 Business Park Blvd N
Jacksonville 32256
Attn: Jessica Horne

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

31. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

32. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Pasco County, Florida.

33. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Rizzetta & Company Inc. ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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 CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813)933-5571, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FLORIDA 33614.

34. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

35. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

36. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

Its: _____

Date: _____

_____

_____

By: _____

Its: _____

Date: _____

Exhibit A: **Scope of Services**
Exhibit B: **Proposal Pricing (Part IV of Proposal Form)**
Exhibit C: **Other Forms**
Exhibit D: **Maintenance Map**

EXHIBIT "A" - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Deerbrook CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) **POND MOWING** – All pond banks identified as such (green) on the overall Deerbrook Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not

present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars.

(This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Deerbrook. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall

pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) **WEEDS AND GRASSES** – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) **MAINTENANCE OF PAVED AREAS** – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as

these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It

shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-

release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005)Archival copy: for current recommendations see http://edis.ifas.ufl.edu or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.
For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers
   1. Semi-automatic start of the automatic irrigation controller
   2. Check for proper operation
   3. Program necessary timing changes based on site conditions
   4. Lubricate and adjust mechanical components
   5. Test back up programming support devices

B. Water Sources
   1. Visual inspection of water source
   2. Clean above ground strainers and filters
   3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
   4. Test automatic protection devices

C. Irrigation Systems
   1. Manual test and inspection of each irrigation zone
   2. Clean and raise heads as necessary
   3. Adjust arc pattern and distance for required coverage areas
   4. Clean out irrigation valve boxes

D. Report
   1. Irrigation operation time
   2. Irrigation start time
   3. Maintenance items performed
   4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such

repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5
INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

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

[END OF SECTION

]

EXHIBIT B
Landscape Maintenance Map

(under separate cover)

EXHIBIT D

Form of Work Authorization

WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the "Work Authorization"), dated _____, 20__ authorizes certain work in accordance with that certain *Agreement for Landscape Maintenance Services* (the "Agreement"), dated _____, 20__, by and between:

Deerbrook Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, whose mailing address is 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 (the "District"); and

_____, a _____, whose address is _____ (the "Contractor").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, irrigation and pond maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services").

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

SECTION 3. GOVERNING LANGUAGE. This Work Authorization, together with the Agreement, represents the entire understanding between the District and the Contractor with regard to the referenced Work Authorization. Except for the warranties provided to the District, none of the provisions of Exhibit A shall apply to this Work Authorization and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it describes the scope of services for the labor and materials to be provided under this Work Authorization.

SECTION 4. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

_____
Signature of Secretary

_____
Signature of Chairperson, Board of Supervisors

_____

_____
Signature of Witness

_____

By: _____

Its: _____

Exhibit A: Proposal/Scope of Additional Services

EXHIBIT E

Other Forms

Duval Landscape Maintenance, LLC
7011 Business Park Blvd. North
Jacksonville, FL 32256

Current and Past CDD Contracts in the Past Five Years

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

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

1. Sweetwater Creek CDD

605 Palencia Club Drive
St. Augustine, FL 32095

Management Company: RMS
Manager: Dan Wright
Email: dwright@rmsnf.com
Phone: (845) 544-3290

Sweetwater Creek CDD has been a customer since 2021. The community is set to go out to bid this year. We look forward to signing a renewal agreement with this customer in the coming months.

2. Willow Walk CDD

Palmetto, FL

Management Company: Rizzetta & Company
Manager: Hunter Mimbs
Email: HMimbs@rizzetta.com
Phone:

Willow Walk CDD is a recent onboard for us as of 8/1/25. We will continue to provide full-service landscape maintenance including turf, shrub, irrigation, and enhancement services. Willow Walk will continue to be a valued, current client.

DUVAL LANDSCAPE MAINTENANCE LLC

Balance Sheet

As of Dec 31, 2024

Accrual Basis

	31-Dec-24
ASSETS	
Current Assets	2,245,485.89
Fixed Assets	1,429,809.95
Other Assets	1,496,908.00
TOTAL ASSETS	**5,172,203.84**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	2,110,811.07
Long Term Liabilities	2,510,000.35
Total Liabilities	4,620,811.42
Equity	
Net Retained Earnings / Distributions	55,897.68
Net Income	495,494.74
Total Equity	551,392.42
TOTAL LIABILITIES & EQUITY	**5,172,203.84**

DUVAL LANDSCAPE MAINTENANCE LLC

Profit Loss

January through December 2024

Accrual Basis

	Jan - Dec 24
Ordinary Income/Expense	
Income	20,640,953.49
Cost of Goods Sold	10,149,508.54
Gross Profit	10,491,444.95
Expense	
Facility Expenses	1,017,404.68
General & Admin	464,125.05
Personnel	2,904,824.46
Sales & Marketing	1,308,557.46
Vehicles & Equipment	1,722,378.42
63300 · Insurance Expense	1,273,079.46
Total Operating Expense	8,690,369.53
Earnings Before Interest, Tax, Depreciation & Amortization (EBITDA)	**1,801,075.42**
62400 · Depreciation Expense	1,020,249.00
Other Income/Expense	
Other Income	-
Other Expense	285,331.68
Net Other Income	(285,331.68)
Management Net Income	**495,494.74**

Duval Landscape MAINTENANCE

Joe Pichardo

Employment Period: 2019-Current

Tampa Branch Manager

PROFILE

High quality communication skills and experience. Developed skills to work under high stress situations while maintaining exceptional performance and work quality. Dependable and adaptable to work in a variety of environments with a multitude of skills.

CONTACT

PHONE:
813-644-0261

WEBSITE:
https://www.duvallandscape.com

EMAIL:
joe.pichardo@duvallandscape.com

EDUCATION AND CERTIFICATES

1. College Graduate at USF 2000
   Environmental Sciences BA
2. CPO License - Current
3. Best Management Practices Certificate
4. 2025 Duval Safety Training Certificate

SIMILAR SITE EXPERIENCE

1. Sunrise Preserve
   Sarasota, Fl
   500 SF home community

2. Cypress Falls at The Woodlands
   North Port, Fl
   775 SF home Community

3. Magnolia Park HOA
   Riverview, Fl
   1500 SF home community

4. Pointe Alexis HOA
   Tarpon Springs, Fl
   225 SF home community

SKILLS

Industry Knowledge: Management and overall knowledge of landscape industry. Environmental Sciences degree from USF.

Technical Skills: Aspire, KPI, and all business systems.

Soft Skills: Teamwork, Attention to Detail, Critical Thinking, Problem Solving, Communication, Leadership

Duval Landscape MAINTENANCE

TOMMY DILANDRO

Employment Period: 2020-Current

Regional Sales Manager

PROFILE

High quality communication skills and experience. Developed skills to work under high stress situations while maintaining exceptional performance and work quality. Dependable and adaptable to work in a variety of environments with a multitude of skills.

CONTACT

PHONE:
813-460-2217

WEBSITE:
https://www.duvallandscape.com

EMAIL:
tommy@duvallandscape.com

EDUCATION AND CERTIFICATES

1. College Graduate at USF 2019
   Biomedical Sciences BA
2. Best Management Practices Certificate
3. 2025 Duval Safety Training Certificate
4. Landscape Design and Rendering Specialist
5. Property estimating and review
6. Agronomy background

SIMILAR SITE EXPERIENCE

Worked in many multi-family communities throughout Florida.

Successful in relationship building and property maintenance.

Communication processes are implemented to ensure operational success within HOA's and COA's throughout Florida.

Property assessment and enhancement.

Design and Rendering.

Aspire, CAD, Site Plans, Estimating and Sales

SKILLS

Industry Knowledge: Management and overall knowledge of landscape industry. In tune with successful processes while maintaining landscaping throughout FL.

Technical Skills: All business and computer systems.

Soft Skills: Teamwork, Attention to Detail, Critical Thinking, Problem Solving, Communication, Leadership.

Duval Landscape MAINTENANCE

Eddie Barnwell

Employment Period: 2016-Current

Account Manager

PROFILE

High quality communication skills and experience. Developed skills to work under high stress situations while maintaining exceptional performance and work quality. Dependable and adaptable to work in a variety of environments with a multitude of skills.

CONTACT

PHONE:
407-448-2334

WEBSITE:
https://www.duvallandscape.com

EMAIL:
eddie@duvallandscape.com

EDUCATION AND CERTIFICATES

1. College Graduate at UF 2017
   Environmental Sciences BA
2. CPO License - Current
3. Best Management Practices Certificate
4. 2025 Duval Safety Training Certificate

SIMILAR SITE EXPERIENCE

1. Sunrise Preserve
   Sarasota, Fl
   500 SF home community

2. Cypress Falls at The Woodlands
   North Port, Fl
   775 SF home Community

3. Magnolia Park HOA
   Riverview, Fl
   1500 SF home community

4. Pointe Alexis HOA
   Tarpon Springs, Fl
   225 SF home community

SKILLS

Industry Knowledge: Management and overall knowledge of landscape industry. Environmental Sciences degree from UF. Started at Duval as an intern.

Technical Skills: Aspire, KPI, and all business systems.

Soft Skills: Teamwork, Attention to Detail, Critical Thinking, Problem Solving, Communication, Leadership

Duval Landscape
MAINTENANCE

RICHARD MCMANUS

Employment Period: 2015-Current

Tampa Irrigation Manager

PROFILE

High quality communication skills and experience. Developed skills to work under high stress situations while maintaining exceptional performance and work quality. Dependable and adaptable to work in a variety of environments with a multitude of skills.

CONTACT

PHONE:
813-495-6608

WEBSITE:
https://www.duvallandscape.com

EMAIL:
richard@duvallandscape.com

EDUCATION AND CERTIFICATES

1. College Graduate at USF Tampa 2009
   Environmental Sciences BA
2. Contractors License – expired 2022
3. CPO License - Current
4. Best Management Practices Certificate
5. 2025 Duval Safety Training Certificate
6. Hunter and Rainbird certification

SIMILAR SITE EXPERIENCE

1. Pointe Alexis HOA
   Tarpon Springs, Fl

Responsible for Maintenance of:
220 SF homes
Common Areas

2. Magnolia Park HOA
   Riverview, Fl

Responsible for Maintenance of:
775 SF homes
625 Villas and Townhomes

SKILLS

Industry Knowledge: Irrigation Scheduling, Sprinkler Systems, Irrigation Installation, Sprinkler Repair, Design, Maintenance, and Troubleshooting.

Technical Skills: Aspire and pricing manager. Full install, site plan review and CAD experience. Two wire certificates

Soft Skills: Teamwork, Attention to Detail, Critical Thinking, Problem Solving, Communication, Leadership

Duval Landscape MAINTENANCE

JOSHUA BOUCHER

Employment Period: 2015-Current

Regional Irrigation Manager

PROFILE

High quality communication skills and experience. Developed skills to work under high stress situations while maintaining exceptional performance and work quality. Dependable and adaptable to work in a variety of environments with a multitude of skills.

CONTACT

PHONE:
(904) 376-0212

WEBSITE:
https://www.duvallandscape.com

EMAIL:
josh@duvallandscape.com

EDUCATION AND CERTIFICATES

1. College Graduate at UNF 2019 Environmental Sciences BA
2. Best Management Practices Certificate
3. 2025 Duval Safety Training Certificate
4. Irrigation Contractors License
5. Hunter and Rainbird Certification
6. OSHA Outreach Certificate
7. CPCO
8. Florida Water Star Accredited

SIMILAR SITE EXPERIENCE

Worked in many multi-family communities throughout Florida.

Irrigation Contractors license. New installation and maintenance experience.

Two-wire system, smart system, and design capabilities.

Property assessment and enhancement.

Design and Rendering.

Aspire, CAD, Site Plans, Estimating and Sales

SKILLS

Industry Knowledge: Management and overall knowledge of landscape industry. In tune with successful processes while maintaining landscaping throughout FL.

Technical Skills: All business and computer systems.

Soft Skills: Teamwork, Attention to Detail, Critical Thinking, Problem Solving, Communication, Leadership.

Duval Landscape maintenance, LLC
Best Management Practices Certifications

Duval Landscape
MAINTENANCE

Employees
1. Joshua Boucher
2. Taylor Cain
3. Richard McManus
4. Austin Grady
5. Ricardo Gomez
6. Thomas Dilandro

Duval Landscape Maintenance, LLC
Additional Certificates

Duval Landscape
MAINTENANCE

OSHA Certification

OSHA Outreach Training

Completion Certificate

JOSHUA JAMES BOUCHER

has successfully completed the following course

OSHA 30-Hr Outreach Training for the Construction Industry

and is awarded 3.0 CEU credits

7/27/2023

David Couch

OSHA Authorized Trainer

Florida Water Star

Florida Water

This Certifies That

Joshua Boucher

I00408

Is A

Florida Water Star℠ Irrigation Accredited Professional

and is committed to designing and installing water-efficient irrigation systems for Florida Water Star℠ projects.

Expiration Date: 12/31/2027
Certified Since: 11/9/2018

Deidre Irvin, FWS Coordinator

Henry Hall, FNGLA Certification Director

Certified Pest Control Operator

State of Florida

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF293326

JOSHUA JAMES BOUCHER

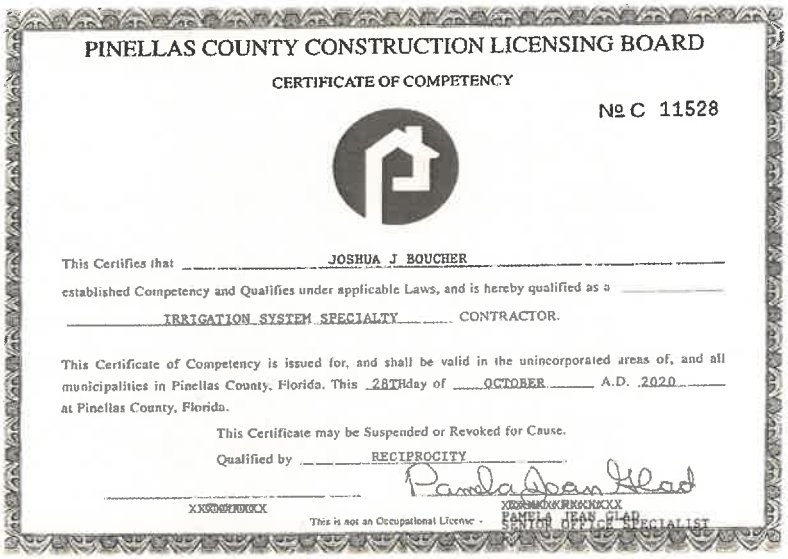
This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice Lawn and Ornamental in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

In Testimony Whereof, Witness this signature at Tallahassee, Florida on December 13, 2010

NICOLE "NIKKI" FRIED
Commissioner of Agriculture

Chief, Bureau of Licensing and Enforcement

Irrigation Contractors License



PINELLAS COUNTY CONSTRUCTION LICENSING BOARD

CERTIFICATE OF COMPETENCY

№ C 11528

This Certifies that JOSHUA J BOUCHER

established Competency and Qualifies under applicable Laws, and is hereby qualified as a

IRRIGATION SYSTEM SPECIALTY CONTRACTOR.

This Certificate of Competency is issued for, and shall be valid in the unincorporated areas of, and all municipalities in Pinellas County, Florida. This 28TH day of OCTOBER A.D. 2020 at Pinellas County, Florida.

This Certificate may be Suspended or Revoked for Cause.

Qualified by RECIPROCITY

XXSXXXXXX

This is not an Occupational License - PAMELA JEAN HEAD
SENIOR OFFICE SPECIALIST

Irrigation Certification

HUNTER Technician

Jesse Casselman

has successfully completed the

Hunter Product Technician

ONLINE TRAINING PROGRAM

PHIL ROBISCH, CID, CLIA, CLWM
Product Technical Training Manager

GENE SMITH, PE, CID, CLIA
Vice President, Marketing

Hunter

HUNTER Technician

Travis Westenbarger

has successfully completed the

Hunter Product Technician

ONLINE TRAINING PROGRAM

PHIL ROBISCH, CID, CLIA, CLWM

GENE SMITH, PE, CID, CLIA
Vice President, Marketing

Hunter

CDD Fixed Irrigation Pricing for Duval Landscape Maintenance

2025-2026

Item	Unit Price
1806 Spray Head	$25
5004 Rotor	$25
Spray Nozzle	$3.75
MPR Nozzle	$10.00
Drip Repar	$5.00
Relocate Head	$15.00
Lat. Line Break	$25.00
AC Solenoid	$80.00
Irrigation Labor	$60/HR
Drip Line	$1.75/ft

Fixed irrigation pricing is negotiable.

Duval Landscape
MAINTENANCE

DAILY WORK JOURNAL

DATE:_____

DESCRIPTION OF WORK PERFORMED TODAY:_____

_____

_____

_____

_____

_____

_____

_____

LOCATIONS:_____

_____

_____

_____

_____

_____

ISSUES REQUIRING ATTENTION: ***(Please notify District Rep. if any)***

_____

_____

_____

_____

DEERBROOK CDD

PEST MANAGEMENT REPORT

DATE:_____

SYMPTOMS:_____

_____

_____

LOCATION: _____

_____

_____

PROBABLE CAUSE OF DAMAGE: _____

_____

_____

_____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

_____

_____

_____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

DEERBROOK REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

Austin Getz
President/Owner
813-701-6831

DEERBROOK
Community Development District

Getz Outdoor Services

Deerbrook Community Development District

Proposal for Landscape and Irrigation Maintenance and Services

August 2025

Austin Getz
President/Owner
813-701-6831

August 19th, 2025

Deerbrook Community Development District

Board Members,

I would like to thank you for considering Getz Outdoor Services for Landscape and Irrigation Maintenance at the Deerbrook Community Development District. The following proposal package is being delivered to the Rizzetta & Company Tampa Office in a sealed envelope. The Proposal has also been sent to John Toborg, the Landscape Inspection Services Manager with Rizzetta & Company.

Getz Outdoor Services is a local, family-owned and operated landscape maintenance company based in the Tampa Bay Region. We strive to provide our clients with a handcrafted service based on the needs of the District. ***We are proud to have our name attached to properties that we maintain***, as it is not only a reflection of the caliber of work we do, but this area is also home to us. Landscaping is the cornerstone of every residential community, enhancing both aesthetic appeal and livability. At Getz Outdoor Services, we want you to be proud of where you live. We are not a big corporate company, we are just your neighbors that want to continue to make Florida a great place to call home.

Austin Getz
President/Owner
813-701-6831

GETZ OUTDOOR SERVICES LLC

ABOUT US

Founded in 2018, Getz Outdoor is a family owned and operated Commercial Landscaping and Pressure Washing company. At Getz Outdoor, we are proud to have our name attached to our clients. Getz Outdoor is one of the last few remaining "mom-and-pop" landscape service companies in the industry. Providing you the highest quality landscape management services, we partner with you to achieve mutual success.

OUR TEAM

We have grown rapidly since our opening in 2018. Opening our doors with only 2 team members to currently employing over 20 employees, we offer high quality landscape management services at competitive, low rates. Our experienced Team consists of arborists, technicians, mechanics, laborers and supervisors that hold a range of skills across varying fields and combined experience of over 40 years.

ACCOUNTABILITY

Accountability is the key to success. We provide you with monthly reports inclusive of our daily checklist, photographs, priority areas as well as before and after pictures of work that has been completed. for the purpose of being on the same page and knowing what's going on from all fronts with no lack of communication.

TRANSPARENCY

With accountability comes transparency. Providing you with our monthly report holds us accountable, however it also provides transparency. Openly communicating, providing honest feedback and sharing information in a timely manner is the key to building a long-term relationship with our clients. We believe our core values, team-approach and partnership with clients have attributed to our 100% client retention rate.

COMPLIMENTARY PRESSURE WASHING

It is of the upmost importance to Getz Outdoor to enhance the visual appeal of your community year-round. In addition to providing the landscape maintenance services outlined in the scope, as a valued client, we provide bi-annual clubhouse pressure washing, free of charge to you. As a valued client and teammate of a Getz Outdoor

Austin Getz
President/Owner
813-701-6831

property, we offer pressure washing services to all residents and organizations within the community at a 25% discount.

Austin Getz
President/Owner
813-701-6831

Current Fleet

Vehicles / Heavy Equipment

2024 Silver Chevy Silverado 1500 High Country (1)

2024 Silver Chevy Silverado 1500 (1)

2022 White Chevy Silverado 1500 (1)

2018 White Ford F-150 XLT (1)

2008 White Ford F-150 XL Long Bed (1)

2024 Black Dodge Ram 2500 (1)

7.5x16 Open Trailer (2)

2023 Kubota Sidekick 850 (1)

2024 Yamaha UMAX (1)

2021 4x7x7 Utility Trailer (1)

2021 Toro Dingo Mini Skid (1)

2022 Vermeer BC 1500 Wood Chipper (1)

2018 Bobcat s650 Skid Steer (1)

2021 Big Tex 8x20x4 13 Ton Dump Trailer (1)

2021 Genie TZ50DC 50' Towable Boom Lift (1)

2012 Freightliner Grapple Truck (1)

2024 8.5x20 Black Enclosed Trailer (2)

2022 7x16x4 Black Dump Trailer (2)

Mowers

2023 Cub Cadet 21" Push Mower (2)

2025 Scag V Ride II 61" Zero Turn Standers (8)

2025 Scag V Ride XL 72" Zero Turn Standers (6)

2025 Scag V Ride II 36" Zero Turn Standers (4)

Austin Getz
President/Owner
813-733-2552

Blowers

Stihl BR 800 C-E Magnum (6)

Stihl BR 800 X (4)

Stihl BR 600 (4)

Line Trimmers

Stihl FS 85 T (2)

Stihl 131 (2)

Stihl KM 131 (2)

Stihl FS 111 RX (4)

Stihl FS 91 R (4)

Edgers

Stihl FS 85 T (4)

Stihl KM 131 R (4)

Stihl FC 91 (6)

Chainsaws

Stihl 019 T (2)

Stihl MS 170 (2)

Stihl MS 290 (2)

Stihl FS 85 T (2)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/24/2025

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:	
BIBERK P.O. Box 113247 Stamford, CT 06911	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
	E-MAIL ADDRESS: customerservice@biBERK.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Berkshire Hathaway Direct Insurance Company	10391
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Getz Outdoor Services LLC

22460 Cherokee Rose Place
Land O' Lakes, FL 34639-3109

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 [ ] PRO-JECT [ ] LOC X OTHER:	X	X	N9BP884538	06/03/2025	06/03/2026	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 $ 50,000 $ 5,000 $ Included $ 4,000,000 $ 4,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) 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 $10,000	X		N9UM884619	06/03/2025	06/03/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		N9WC885266	06/03/2025	06/03/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/ Aggregate	

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

-

CERTIFICATE HOLDER

Getz Outdoor Services LLC

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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The ACORD name and logo are registered marks of ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/25/2025

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

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

PRODUCER	CONTACT NAME:	
PROGRESSIVE PO BOX 94739 CLEVELAND OH 44101	PHONE (A/C, No, Ext): 800-444-4487	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Progressive Express Insurance Co.	
INSURED	INSURER B :	
GETZ OUTDOOR SERVICES LLC 22460 CHEROKEE ROSE PL LAND O' LAKES FL 34639	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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	☒ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS	X	X	860585632	07/22/2025	01/22/2026	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	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$
A	Personal Injury Protection	X	X	860585632	07/22/2025	01/22/2026	10,000 w/ 0 ded	

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

2025 GMC SIERRA 1GT4UXEY3SF285208 2018 FORD F150 1FTEW1EG0JKF42625

CERTIFICATE HOLDER

Getz Outdoor Services LLC

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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PROJECT MANUAL

FOR

LANDSCAPE MAINTENANCE SERVICES

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

RIZZETTA & COMPANY

JUNE 2025

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS

Landscape & Irrigation Maintenance Services
Pasco County, Florida

Deerbrook Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Deerbrook Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Tuesday, July 22, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544, for the sum of $100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mr. John Toborg can be reached by email at jtoborg@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Friday, July 25, 2025, at 1:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the Old Pasco Road address stated above until Wednesday, July 30, 2025, at 12:00 p.m. (EST)

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal

notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Tuesday, September 9, 2025, at 5:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Toborg at jtoborg@rizzetta.com, and Jere Earlywine at jere.earlywine@kutakrock.com, no later than Monday, August 4, 2025, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Tuesday, August 5, 2025.

A District meeting to open the proposals will be held at 1:00 p.m. (EST) on Tuesday, August 19, 2025, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Firms desiring to provide services for this project must submit one (1) hard copy original, (1) additional hard copy and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 1:00 p.m. (EST) on Tuesday, August 19, 2025, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544, Attention: John Toborg. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing-impaired or speech-impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Deerbrook Community Development District
Mr. Lynn Hayes, District Manager (lhayes@rizzetta.com)
Publication Date: Friday, July 18, 2025

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
INSTRUCTIONS TO PROPOSERS
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

1. DUE DATE. Sealed proposals ("**Proposals**") must be received by interested parties ("**Proposer**") no later than 1:00 p.m. (EST) on Tuesday, August 19, 2025, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, Attention: John Toborg. Proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
July 18, 2025	Notice of RFP Published & Posted
July 22, 2025, 12:00 p.m.	RFP Available for Purchase at Rizzetta & Co., Inc. (WC)
July 25, 2025, 1:00 p.m.	Pre-Proposal Meeting, Rizzetta Old Pasco Road Office
August 4, 2025, 4:00 p.m.	Deadline for Questions
August 19, 2025, 1:00 p.m.	Proposals Due/Public Opening, Rizzetta & Co., Inc. (WC)
September 9, 2025, at 5:00 p.m.	Board Meeting to Evaluate Proposals & Award Contract (WC)
Tentatively, October 13, 2025	Contract Start Date

3. MANDATORY PRE-PROPOSAL MEETING. There will be a mandatory pre-proposal meeting Friday, July 25, 2025, at 1:00 p.m. at Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Proposers who do not attend the pre-proposal meeting will not be eligible to submit a proposal. Additional information regarding this meeting may be obtained by contacting the District Manager, Lynn Hayes, at lhayes@rizzetta.com or calling (813) 933-5571.

4. SIGNATURE ON PROPOSAL. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from its own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an "as is" condition and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall

take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. **IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.**

6. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

7. PROJECT MANUAL. The Project Manual will be available beginning Tuesday, July 22, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Cost of the Project Manual is $100.00. Checks must be made out to Rizzetta & Co., Inc. NO CASH OR CC ACCEPTED. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals and proposal and contract documents. Purchase of the manual is mandatory.

8. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to the responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

9. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

10. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to John Toborg at jtoborg@rizzetta.com with an e-mail copy to Jere Earlywine, District Counsel, at jere.earlywine@kutakrock.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after August 4, 2025, 4:00 p.m. (EST) will not be answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

11. SUBMISSION OF PROPOSAL. Submit one (1) hard copy original, (1) additional hard copy and one (1) digital copy, in the form of a flash drive, along with other requested attachments, at the time and place indicated herein, enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. This Rizzetta & Co. office location does not receive USPS. DO NOT SEND THROUGH THE US MAIL. The Proposal must be either hand-

delivered or sent through a third-party courier. The sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Deerbrook Community Development District – Landscape & Irrigation Maintenance RFP) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

12. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

13. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

14. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience and any certifications, (i.e., Certified Arborist, Certified Irrigation Technician, CPO, etc.) Proposer must guarantee that should certified professionals leave the company, another certified professional of the same discipline shall replace him within a reasonable amount of time, but no more than thirty (30) days.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.

F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

G. Completed proposal pricing. All responses must itemize in their narrative, the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch & annual flowers, including installation, should be provided but not included in the contract amount as this service shall be rendered at the discretion of the District's Board of Supervisors.

15. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

16. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

17. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

18. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

19. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; (4) attend the mandatory pre-proposal meeting, (5) must be in good financial standing with no history of bankruptcy or financial reorganization, and (6) be fully licensed and insured. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

20. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend, and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs,

and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

21. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

22. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112 of the *Florida Statutes* will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

23. COLLUSION. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

24. BLACK OUT PERIOD/CONE OF SILENCE. The blackout period is defined as between the time the Request For Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

25. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities, or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

26. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships, and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

27. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

28. NO CONSIDERATION OF SOCIAL, POLITICAL, OR IDEOLOGICAL INTERESTS. The District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor. The District may not give preference to a vendor based on the vendor's social, political, or ideological interests. Each solicitation for procurement of commodities or contractual services by the District will include a provision notifying vendors of these provisions.

29. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the Evaluation Criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the issuance of the Project Manual **(i.e., by no later than [BID PROTEST DEADLINE] 5:00 PM (EST))]**, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Deerbrook Community Development District, c/o: Rizzetta & Co., Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614, ATTN: Lynn Hayes, District Manager**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 20% of the anticipated total contract award (including the initial one-year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of One Hundred Thousand Dollars ($100,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, Rizzetta & Co., Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614.

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel **(20 Points Possible)**

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

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Austin Getz	18	Owner / Supervisor	Oversees All Staff
2. William Ransom	25	Irrigation Tech / Supervisor	Oversees Irrigation and Maintenance
3. David Jones	18	Irrigation Tech / Supervisor	Oversees On-site crew
4. Andrew Virgili	15	Mechanic / Supervisor	Oversees Functionality of Equipment
5.			

Proposed Staffing Levels

Landscape Maintenance staff will include 5 laborers, 2 Supervisors, and 1 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Austin Getz	18	Owner / Supervisor	Oversees All Staff
2. William Ransom	25	Irrigation Tech/ Supervisor	Oversees Irrigation and Maintenance
3. David Jones	18	Irrigation Tech/ Supervisor	Oversees On-site crew
4. Andrew Virgili	15	Mechanic / Supervisor	Oversees Functionality of Equipment

2. Experience (25 Points Possible)

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

1. Project Name/Location: Lakeside Plantation Community Development District

Contact: Harold Myers Contact Phone: 941-423-5500

Project Type/Description: Oversees Turf Maintenance and Detailing, Turf Care, Tree and Shrub Maintenance, Mulching, Irrigation, and Palm Trimming and Maintenance.

Dollar Amount of Contract: $141,782.88

Your Company's Detailed Scope of Services for Project: This is another CDD Residential Board. We have a great relationship with them, and are constantly communicating to maintain the highest standard of work possible. We believe that communication is the most important part of the Landscaper / Board Relationship.

Duration of Contract: START DATE: April 2025 END DATE: Renewed

2. Project Name/Location: Cypress Creek Community Development District

Contact: Nancy Fauci Contact Phone: 603-770-2911

Project Type/Description: Oversees Turf Maintenance and Detailing, Turf Care, Tree and Shrub Maintenance, Mulching, Irrigation, and Palm Trimming and Maintenance.

Dollar Amount of Contract: $344,000.00

Your Company's Detailed Scope of Services for Project: CDD Residential Board. We have recently overtaken this community after they had another vendor for years. We immediately identified pressing

Experience cont.

issues and began in house supplemental work to restore beauty to the neighborhood. We encourage input from Board Members and Management to ensure the property is up to the standards that residents need and deserve.

Duration of Contract: START DATE: August 2025 END DATE: Renewed

3. Project Name/Location: Stress Free Property Management

Contact: Chris Mercer Contact Phone: 813-299-1922

Project Type/Description: Oversees landscaping and irrigation services for 18 commercial properties and buildings.

Dollar Amount of Contract: $311,134.00

Your Company's Detailed Scope of Services for Project: Oversees Turf Maintenance and Detailing, Turf Care, Tree and Shrub Maintenance, Mulching, Irrigation, and Palm Trimming and Maintenance. Maintaining communication with management is key to ensure that everything is running according to scope.

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

4. Project Name/Location: Gator Property Management

Contact: James Sears Contact Phone: 813-355-6232

Project Type/Description: Oversees landscaping and irrigation services for 5 commercial properties and buildings.

Dollar Amount of Contract: $135,000.00

Your Company's Detailed Scope of Services for Project: We oversee Turf Maintenance and Detailing, Irrigation, Turf Care, Tree and Shrub Maintenance, Mulching, and Palm Trimming and Maintenance. We design specifications to ensure the most cost effective and efficient way to keep the properties in the best possible shape at all times.

Duration of Contract: START DATE: 2019 END DATE: Renewed

5. Project Name/Location: Bounce House of Tampa

Contact: Michael Howroyd Contact Phone: 813-655-0664

Project Type/Description: Oversee full landscaping and irrigation services for commercial properties all over the Tampa Bay Area. We have a great relationship with management to ensure needs are met.

Dollar Amount of Contract: $185,300.00

Your Company's Detailed Scope of Services for Project: We oversee Turf Maintenance and Detailing, Irrigation, Turf Care, Tree and Shrub Maintenance, Mulching, and Palm Trimming and Maintenance. We design specifications to ensure the most cost effective and efficient way to keep the properties in the best possible shape at all times.

Duration of Contract: START DATE: 2019 END DATE: Renewed

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

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

4. Price **(20 Points Possible)**

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible (20) in this part of the evaluation criteria. *

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

5. Reasonableness of ALL Numbers **(25 Points Possible)**

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

Proposer's Total Score **(100 Points Possible)**

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Pasco

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

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

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

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

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

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

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

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

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

Dated this 19th day of August, 2025.

Proposer: Getz Outdoor Services LLC
By: Austin Getz
Title: President/Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 19 day of August 2025, by AUSTIN Getz, as owner of Getz Outdoor Services LLC, who appeared before me this day in person, and who is either personally known to me, or produced FL DL as identification.

SHARON FEIERTAG
Notary Public - State of Florida
Commission # HH 380691
My Comm. Expires Mar 29, 2027
Bonded through National Notary Assn.

NOTARY SEAL

Sharon Feiertag
NOTARY PUBLIC, STATE OF Florida

Name: Sharon Feiertag
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT

1. Proposer: Getz Outdoor Services LLC [Company Name]
☐ A Partnership
☑ A Corporation
☐ A Subsidiary Corporation

2. Parent Company Name: Getz Outdoor Services LLC

3. Parent Company Address:

Street Address 22460 Cherokee Rose Pl.

P.O. Box (if any) _____

City Land O' Lakes State Florida Zip Code 34639

Telephone 801-701-6831 Fax no. _____

1st Contact Name Austin Getz Title Owner / President

2nd Contact Name William Ransom Title Managing Partner

4. Proposer Company Address (if different):

Street Address N/A

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the office from which the proposer would provide services to Deerbrook CDD.

Street Address 22460 Cherokee Rose Pl.

City Land O' Lakes State Florida Zip Code 34639

Telephone 801-701-6831 Fax No. _____

1st Contract Name Austin Getz Title President

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

6.1 If yes, provide the following:

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

  If no, please explain _____

- Date incorporated 11/8/2022 Charter No. L22000478452

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. Florida
- Is the company in good standing with the State? Yes ◉ No ○

  If no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer's company authorized to do business in the State of Florida?

  Yes ◉ No ○

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

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

7.1 If yes, provide the following:

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

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

(22) _____ (23) _____ (24) _____

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

General Liability	$ 4,000,000
Automobile Liability	$ 2,000,000
Umbrella Coverage	$ 2,000,000
Workers Compensation	$ 1,000,000
Expiration Date	6/3/2026

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

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

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

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

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

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

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Cypress Creek CDD - Nancy Fauci - 603-770-2911 - $344,000.00

Lakeside Plantation CDD - Harold Myers - 941-423-5500 - $141,728.88

Stress Free Property Management - Chris Mercer - 813-299-1922 - $311,134.00

Bounce Party of Tampa - Michael Howroyd - 813-655-0664 - $185,300.00

Gator Property Management - James Sears - 813-355-6232 - $135,000.00

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

None

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Austin Getz		President
Name		Position
Supervisor	18 Years	7 Years
Type of Work	Yrs. Exp.	Yrs. With Firm
William Ransom		Irrigation Tech
Name		Position
Supervisor	25 Years	7 Years
Type of Work	Yrs. Exp.	Yrs. With Firm
David Jones		Irrigation Tech
Name		Position
Supervisor	18 Years	7 Years
Type of Work	Yrs. Exp.	Yrs. With Firm
Andrew Virgili		Mechanic
Name		Position
Supervisor	15 Years	7 Years
Type of Work	Yrs. Exp.	Yrs. With Firm

Austin Getz — President / Owner
Name — Position

Landscaping — 18 — 7
Type of Work — Yrs. Exp. — Yrs. With Firm

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

Getz Outdoor Services LLC
Name of Proposer

By: Austin Getz
Austin Getz President / Owner
[Type Name and Title of Person Signing]

This 19th day of August, 2025.

(Corporate Seal)

Sworn to before me this 19 day of August, 2025

SHARON FEIERTAG
Notary Public - State of Florida
Commission # HH 380691
My Comm. Expires Mar 29, 2027
Bonded through National Notary Assn.
(Seal)

Sharon Feiertag
Notary Public/Expiration Date

OFFICERS

PROPOSER: Getz Outdoor Services LLC DATE: 8/19/2025

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Austin Getz	President	Oversee Business Operations	Land O' Lakes, FL
William Ransom	Managing Partner	Oversee Maintenance Operations	Land O' Lakes, FL
FOR PARENT COMPANY (if applicable)			
N/A			

EXHIBIT "C" - BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 208,471 **/yr.**

- Storm Cleanup $740/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
_____
_____
_____

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

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

$ 55 /hr. for employee with hand-held hose

$150 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 4,610.00 /yr.
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Quarterly	24/0/5	24/0/5 1 LB	95	550.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Quarterly	3/1/2	3/1/2 1.5 LB	.25	65.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Quarterly	8/2/12	.15 LB	5.1	15.00 x 34 = 510.00

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

.

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

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

PART 3

Pest Control (All labor and materials) **$** 1,900 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

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

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sabal Palm	34	34	5.00 x34=170	680.00

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 750 / yr.

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

PART 4

Irrigation (All labor and materials) **$** 13,200 **/yr.**

Freeze Protection (description of ability) _____

_____

_____

_____

_____

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

After hours emergency service hourly rate $ 150 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

_____

_____

_____

_____

PART 5

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

300 yd CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 55.00 /CY
(app. October) $ 70.00 /installation

And

300 yd CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 55.00 /CY
(app. April $ 70.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 42,000 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

$ 208,471.00 **/ Initial Term**

FIRST ANNUAL RENEWAL	$ 208,471.00	/yr.
SECOND ANNUAL RENEWAL	$ 208,471.00	/yr.
THIRD ANNUAL RENEWAL	$ 208,471.00	/yr.
FOURTH ANNUAL RENEWAL	$ 208,471.00	/yr.

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

Contractor/Firm Name Getz Outdoor Services LLC

Firm Address 22460 Cherokee Rose Pl

City/State/Zip Land O' Lakes, FL. 34639

Phone Number 813 701 6831 Fax Number _____

Name and Title of Representative Austin Getz President
(Please Print)

Representative's Signature _____

Date 8/19/2025

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

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

Dated this 19th day of August, 2025

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

$ 208,471.00 **/ Second Annual Renewal**

THIRD ANNUAL RENEWAL $ 208,471 /yr.
FOURTH ANNUAL RENEWAL $ 208,471 /yr.

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

Contractor/Firm Name Cetz Outdoor Services LLC

Firm Address 22460 Cherokee Rose Pl

City/State/Zip Land O' Lakes, FL 34639

Phone Number 813 701 6831 Fax Number

Name and Title of Representative Arabia Cetz President
(Please Print)

Representative's Signature

Date 8/19/2025

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

$ 208,471.00 **/ Third Annual Renewal**

FOURTH ANNUAL RENEWAL $ 208,471.00 /yr.

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

Contractor/Firm Name Getz Outdoor Services LLC

Firm Address 22460 Cherokee Rose Pl

City/State/Zip Land O' Lakes, FL. 34639

Phone Number 813 701 6831 Fax Number

Name and Title of Representative Austin Getz President
(Please Print)

Representative's Signature

Date 8/19/2025

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

$ 205,471.00 **/ Fourth Annual Renewal**

Contractor/Firm Name Getz Outdoor Services LLC

Firm Address 22460 Cherokee Rose Pl

City/State/Zip Land O' Lakes, FL. 34639

Phone Number 813 7016831 Fax Number

Name and Title of Representative Austin Getz President
(Please Print)

Representative's Signature

Date 8/19/2025

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces: $ _____ / event

Pond bank mowing, including line-trimming to water's edge: $ _____ / event

Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal: $ _____ / event

Tree Lifting: $ _____ / event

Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers: $ _____ / event

LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES

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

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

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

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

8 man Crews $ 750 per Hour

_____ $_____ per Hour

_____ $_____ per Hour

B. Debris removal equipment unit costs:

_____ $_____ per Hour

_____ $_____ per Hour

_____ $_____ per Hour

C. Other emergency/disaster related unit costs:

_____ $_____ per Hour

_____ $_____ per Hour

_____ $_____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

LEGAL AUTHORITY FOR SIGNATURE

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

Dated this 19th day of August, 2025.

Proposer: Austin Getz / Getz Outdoor Services LLC
By: Austin Getz
Title: President

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ✓ physical presence or__online notarization, this 19 day of August, 2025, by Austin Getz, as owner of , on its behalf. He/She [_____] is personally known to me or [✓] produced FL DL as identification.

SHARON FEIERTAG
Notary Public - State of Florida
Commission # HH 380691
My Comm. Expires Mar 29, 2027
Bonded through National Notary Assn.

Sharon Feiertag
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification FL DL

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

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

1. This sworn statement is submitted to Deerbrook Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Owner for Cee's Outdoors Services, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 22460 Cherokee Rose Pl Land O' Lakes, FL. 34639

4. Proposer's Federal Employer Identification Number (FEIN) is 92-0960231

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

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

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

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

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

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

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

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

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

Dated this 19th day of August, 2025.

Proposer: Getz Outdoor Services LLC
By: Austin Getz
Title: President

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of X physical presence or ___online notarization, this 19 day of August, 2025, by Austin Getz, as owner of, ___ Getz Outdoor Serv on its behalf. He/She [___] is personally known to me or [X] produced FL DL as identification.

Sharon Feiertag
Notary Public, State of Florida

SHARON FEIERTAG
Notary Public - State of Florida
Commission # HH 380691
My Comm. Expires Mar 29, 2027
Bonded through National Notary Assn.

Personally Known
OR Produced Identification
Type of Identification FL DL

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

Dated this 19th day of August, 2025.

Proposer: Getz Outdoor Services LLC

By: Austin Getz

Title: President

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of X physical presence or__ online notarization, this 19 day of August, 2025, by AUSTIN GETZ, as OWNER of , on its behalf. He/She [_____] is personally known to me or [X] produced FL DL as identification.

Sharon Feiertag
Notary Public, State of Florida

SHARON FEIERTAG
Notary Public - State of Florida
Commission # HH 380691
My Comm. Expires Mar 29, 2027
Bonded through National Notary Assn.

Personally Known
OR Produced Identification
Type of Identification FL DL

LANDSCAPE & IRRIGATION SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into to be effective as of the full execution of this Agreement:

Deerbrook Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida, and having offices at c/o 3434 Colwell Ave, Suite 200, Tampa, Florida 33614 ("**District**"); and

Ashlin Cole, a Cole Outdoor Services, LLC whose address is 22460 Cherokee Rose Pl Ft 33639 ("**Contractor**," and collectively with the District, "**Parties**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a "Project Manual," and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** ("**Work**"). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services

comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C.** The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates _____, District Manager, to act as the District Representatives. The Contractor shall <u>not</u> take direction from anyone other than the District Representatives (e.g., the Contractor shall <u>not</u> take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is

specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars ($100) per day through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

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

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

a. Work under this Agreement shall begin upon execution of this Agreement and end September 30, 2025 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement shall annually renew with the same terms set forth herein, in the District's sole discretion.

b. As compensation for the Work, the District agrees to pay Contractor 208,471.00 ([redacted]) per year, in monthly amounts of _____ ($17,372.59). Such compensation covers only the items specified in Parts 1, 2, 3 and 4 of the Contractor's Proposal Form – Part IV – Pricing ("**Contract Amount**"). Additionally, for the services specified in Part 5 of the Contractor's Proposal Form – Part IV – Pricing, attached hereto as **EXHIBIT B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.

c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("**ASO**"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th)

day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
   i. WORKERS' COMPENSATION/EMPLOYER'S LIABILITY: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than $100,000.00 per employee per accident, $500,000.00 disease aggregate, and $100,000.00 per employee per disease.
   ii. COMMERCIAL GENERAL LIABILITY: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than $2,000,000.00 per occurrence, $2,000,000.00 aggregate covering all work performed under this Contract.
   iii. AUTOMOBILE LIABILITY: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $2,000,000.00 combined single limit covering all work performed under this Contract.
   iv. UMBRELLA LIABILITY: With limits of not less than $2,000,000.00 per occurrence covering all work performed under this Contract.

b. Each insurance policy required by this Contract shall:

i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
iii. Be written to reflect that the aggregate limit will apply on a per claim basis.

c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.
i. If the 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.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of

liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

(a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

(b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.

(c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

(d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

(e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any

interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*.

22. **ANTI-HUMAN TRAFFICKING STATEMENT**. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

23. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

24. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

25. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

26. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

27. **ENFORCEMENT OF AGREEMENT**. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

28. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

29. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

30. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. **If to the District:** Deerbrook Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301
Attn: District Counsel

B. **If to Contractor:** Getz Outdoor Services LLC
22460 Cherokee Rose Pl
Land O Lakes, FL 34639
Attn: Austin Getz

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

31. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

32. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Pasco County, Florida.

33. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Rizzetta & Company Inc. ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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 CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813)933-5571, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FLORIDA 33614.

34. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

35. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

36. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

Getz Outdoor Services LLC
By: Austin Getz
Its: President

Date: 8/14/2025

_____

_____
By: _____
Its: _____

Date: _____

Exhibit A: **Scope of Services**
Exhibit B: **Proposal Pricing (Part IV of Proposal Form)**
Exhibit C: **Other Forms**
Exhibit D: **Maintenance Map**

EXHIBIT "A" - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Deerbrook CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – All pond banks identified as such (green) on the overall Deerbrook Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not

present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars.

(This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Deerbrook. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall

pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) **WEEDS AND GRASSES** – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. <u>HAND PULLING MUST BE PERFORMED</u>.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) **MAINTENANCE OF PAVED AREAS** – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as

these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It

shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-

release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005)Archival copy: for current recommendations see http://edis.ifas.ufl.edu or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.
For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers
   1. Semi-automatic start of the automatic irrigation controller
   2. Check for proper operation
   3. Program necessary timing changes based on site conditions
   4. Lubricate and adjust mechanical components
   5. Test back up programming support devices

B. Water Sources
   1. Visual inspection of water source
   2. Clean above ground strainers and filters
   3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
   4. Test automatic protection devices

C. Irrigation Systems
   1. Manual test and inspection of each irrigation zone
   2. Clean and raise heads as necessary
   3. Adjust arc pattern and distance for required coverage areas
   4. Clean out irrigation valve boxes

D. Report
   1. Irrigation operation time
   2. Irrigation start time
   3. Maintenance items performed
   4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such

repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5
INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

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

[END OF SECTION

]

EXHIBIT B
Landscape Maintenance Map

(under separate cover)

EXHIBIT D

Form of Work Authorization

WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the "Work Authorization"), dated August 19th, 2025 authorizes certain work in accordance with that certain *Agreement for Landscape Maintenance Services* (the "Agreement"), dated August 19th, 2025, by and between:

Deerbrook Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, whose mailing address is 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 (the "District"); and

Getz Outdoor Services, LLC a Commercial landscape Contractor whose address is 22460 Cherokee Rose Pl Lutz, FL 33639 (the "Contractor").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, irrigation and pond maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services").

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

SECTION 3. GOVERNING LANGUAGE. This Work Authorization, together with the Agreement, represents the entire understanding between the District and the Contractor with regard to the referenced Work Authorization. Except for the warranties provided to the District, none of the provisions of Exhibit A shall apply to this Work Authorization and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it describes the scope of services for the labor and materials to be provided under this Work Authorization.

SECTION 4. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

_____
Signature of Secretary

_____
Signature of Chairperson, Board of Supervisors

_____

_____
Signature of Witness

By:_____

Its: _____

Exhibit A: Proposal/Scope of Additional Services

EXHIBIT E

Other Forms

DAILY WORK JOURNAL

DATE:_____

DESCRIPTION OF WORK PERFORMED TODAY:_____

LOCATIONS:_____

ISSUES REQUIRING ATTENTION: ***(Please notify District Rep. if any)***

DEERBROOK CDD

PEST MANAGEMENT REPORT

DATE:_____

SYMPTOMS:_____

_____

_____

LOCATION: _____

_____

_____

PROBABLE CAUSE OF DAMAGE: _____

_____

_____

_____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

_____

_____

_____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

DEERBROOK REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

WE INVITE YOU TO

DISCOVER THE DIFFERENCE

Request for Proposal:

Deerbrook CDD

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

12980 TARPON SPRINGS RD.
ODESSA, FL 33556
813.948.4736

August 19th, 2025

Dear Deerbrook CDD Board of Directors,

Pine Lake Services appreciates the opportunity to submit our qualifications for the **Landscape Maintenance Services at Deerbrook CDD.** Pine Lake is a **certified minority business** since **1998**, providing professional experience in **growing, installation, irrigation, and maintenance services**.

Pine Lake Services will provide Deerbrook CDD with a fully-staffed crew each week, along with separate pest control technicians, and separate ancillary crews as needed. Once awarded we will provide you a single point of contact to guarantee ease of communication between yourself and PLS.

We Care About the Details

Our mission is to focus on developing outstanding relationships and providing quality goods and services. We pride ourselves for being on time, safe, and within budget! As our company grows, we never want you to forget that our key management and owners are only a phone call away.

Customer Satisfaction Guaranteed

Your satisfaction is our priority, and we strive to provide a service we are proud of. We start every project by providing a thorough consultation to understand your goals and the needs of the project. We do this to guarantee that the project is completed according to your preferences.

Management Team with 150 Years Combined Experience

Deerbrook CDD will be fully staffed with experienced personnel. Our management team has a combined 150 years of experience in landscape installation and maintenance, meaning we can tackle any issues that may arise over the course of the Landscape Maintenance Service contract.

12980 TARPON SPRINGS RD.
ODESSA, FL 33556
813.948.4736

Thank you for taking the time to review our qualifications and considering Pine Lake Services to maintain the landscape for Deerbrook CDD. Please contact Shannon at 656-224-9119 or Shannon@pinelakellc.com with any questions you may have.

We look forward to exceeding your expectations. Come ***Discover the Difference*** with Pine Lake!

Regards,
JOHN AMAROSA, COO

PINE LAKE SERVICES

Overview

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

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

Operational Philosophy & Approach

Our integrated approach to landscaping emphasizes nine interrelated principles:

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

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

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

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

PINE LAKE SERVICES

Geographic Location

The office of Pine Lake Services that would service your property is located at 12980 Tarpon Springs Rd Odessa, FL 33556. We are approximately 35 minutes away.

Ability to Manage the Project

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

- Ongoing Training: We prioritize continuous learning to improve team performance, reduce errors, and minimize inefficiencies. Our training platform, Greenius, keeps our employees up to date.
- Regular Site Visits: Frequent visits to the job site allow us to maintain clear communication with Deerbrook CDD property management/board to ensure expectations are met. Our best practices include crew check-ins, property assessments, client updates, and job enhancements.
- Organized Approach: PLS will use detailed production maps, schedules, and Gantt charts to ensure the entire team is aligned and informed about the property's scope and goals, beyond just the Foreman.

Evaluation of Existing Workload

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

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

CERTIFICATE OF LIABILITY INSURANCE

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

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

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

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

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

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

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

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

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

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

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

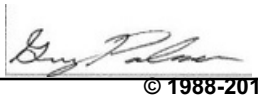
CERTIFICATE HOLDER

For Information Purposes

CANCELLATION

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

AUTHORIZED REPRESENTATIVE



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

Request for Taxpayer Identification Number and Certification

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

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

Print or type. See Specific Instructions on page 3.

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

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

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

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

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

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

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

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

Requester's name and address (optional)

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

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

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

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

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

or

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

Part II Certification

Under penalties of perjury, I certify that:

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

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

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

General Instructions

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

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

Purpose of Form

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

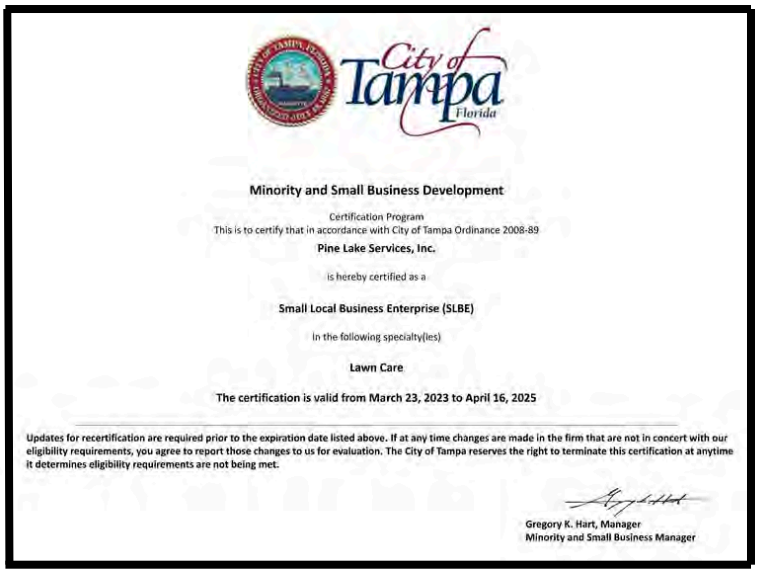
- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds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

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Licenses & Certifications

Minority Certificate



City of Tampa Florida

Minority and Small Business Development

Certification Program
This is to certify that in accordance with City of Tampa Ordinance 2008-89
Pine Lake Services, Inc.
is hereby certified as a
Small Local Business Enterprise (SLBE)
in the following specialty(ies)
Lawn Care
The certification is valid from March 23, 2023 to April 16, 2025

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager
Minority and Small Business Manager

Minority Business Enterprise

City of Tampa Florida

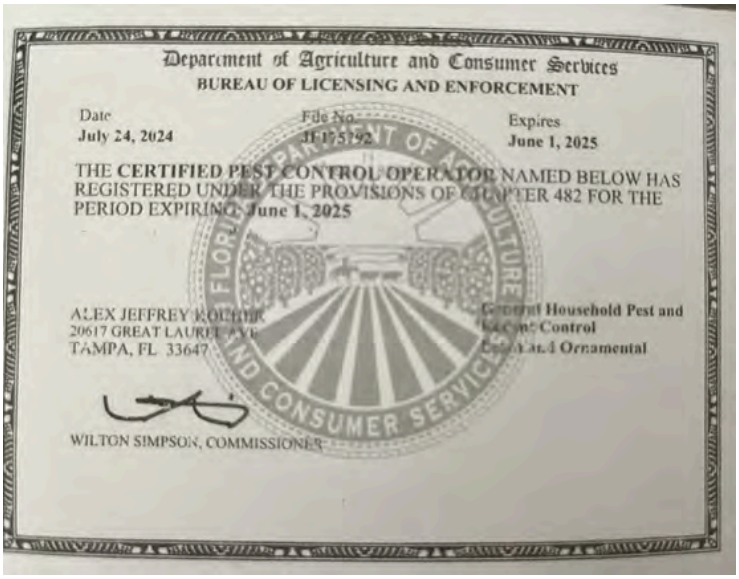
Minority and Small Business Development

Certification Program
This is to certify that in accordance with City of Tampa Ordinance 2008-89
Pine Lake Services, Inc.
is hereby certified as a
Minority Business Enterprise (MBE)
in the following specialty(ies)
Lawn Care
The certification is valid from March 23, 2023 to April 16, 2025

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager
Minority and Small Business Manager

Certified Pest Control Operator



Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
July 24, 2024

Fee No.
JF175792

Expires
June 1, 2025

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2025

ALEX JEFFREY KOLLER
20617 GREAT LAUREL AVE
TAMPA, FL 33647

General Household Pest and Termite Control
Limited Ornamental

WILTON SIMPSON, COMMISSIONER

Small Local Business Enterprise

City of Tampa Florida

Minority and Small Business Development

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Gregory K. Hart, Manager
Minority and Small Business Manager

Small Business Enterprise Certification

PORT TAMPA BAY

Small Business Enterprise Certification

Pine Lake Services, Inc.
Federal ID #:27-3360158

Services Provided: Landscaping & Lawn Maintenance

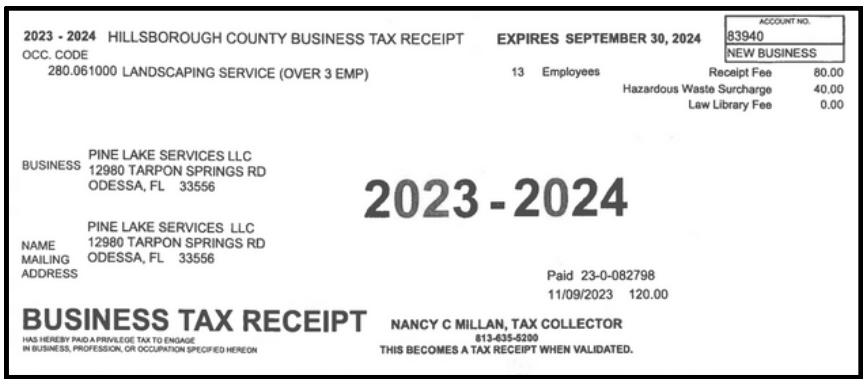
Valid from 11/01/2023 to 10/31/2024

Donna L. Casey
SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay.
It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Member since 2012

Business Tax Receipt



2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT **EXPIRES SEPTEMBER 30, 2024**

ACCOUNT NO. 83940
NEW BUSINESS

OCC. CODE
280.061000 LANDSCAPING SERVICE (OVER 3 EMP)

13 Employees

Receipt Fee 80.00
Hazardous Waste Surcharge 40.00
Law Library Fee 0.00

BUSINESS PINE LAKE SERVICES LLC
12980 TARPON SPRINGS RD
ODESSA, FL 33556

2023 - 2024

NAME PINE LAKE SERVICES LLC
MAILING 12980 TARPON SPRINGS RD
ADDRESS ODESSA, FL 33556

Paid 23-0-082798
11/09/2023 120.00

BUSINESS TAX RECEIPT

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

NANCY C MILLAN, TAX COLLECTOR
813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

Staffing Approach - Key Personnel & Staffing Levels

PLS will ensure the Deerbrook CDD team is fully staffed at all times. Our management team has a combined 150 years of landscape and irrigation maintenance experience, giving us the capability to handle unique situations that may arise.

The following pages include the PLS organizational chart and resumes for the supervisory PLS staff. The resumes highlight relevant and similar property experience.

Proposed Staffing Levels:

Pine Lake Services will staff Belmond Reserve CDD with the following:

A 6 person crew one time per week in season that will include a Foreman, Lead man and crew. The crew will perform all duties required by the association each week. In addition, there will be a production manager assigned to this property to visit and assist the crew each week.

2 person irrigation crew performing a complete monthly wet check inspection and repairs.

2 person horticulture team to perform monthly applications, inspections and spot treatments.

Enhancement Teams can be dispatched to perform installs of flowers and mulch or small projects.

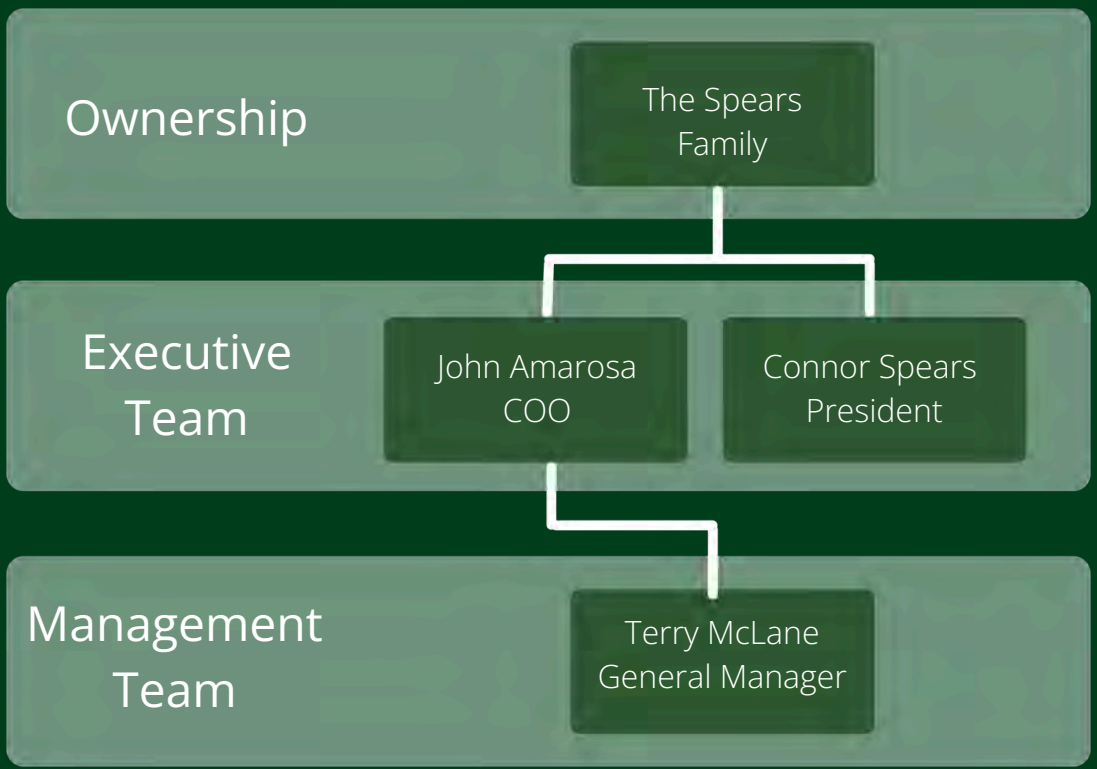
A dedicated Account Manager who will be your single point of contact for all of your needs and concerns.

Emergency Numbers:

Should an emergency arise during Pine Lake's time contracted with Deerbrook CDD, the management team is always available.

John Amarosa, COO (727) 243-2852
Terry McLane, General Manager (727) 423-7664
Epi Carvajal, Operations Manager (813) 528-5039
Brandon Pitchon, Account Manager (813) 230-6546

Executive Leadership



Deerbrook CDD Staffing

Maintenance Manager
- Brandon Pitchon — Account Manager
- Epi Carvajal — Operations Manager

Dedicated Staff
- Experienced Foreman
- Mowing & Detail Crews

Ancillary Teams
- Tree Care Teams
- Fertilizer & Pest Control Technician
- Enhancement Teams

JOHN AMAROSA

COO

30
YEARS EXPERIENCE

EDUCATION

University of South Florida B.A. Criminology

Associations

Vice President *of FNGLA*
BOMA
BMI
CAI

CERTIFICATIONS

State of Florida CPCO
GI-BMP Certified in Florida
BMP Certified in Pinellas & Manatee
OSHA 30
UF Palm School Graduate
State of Florida Aquatics Management Certified

DUTIES & RESPONSIBILITIES

Mr. Amarosa organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. John will ensure client satisfaction while working with the executive leadership team.

PROJECT EXPERIENCE

- *Oversaw landscape operations on the following properties:*
- *City of Tampa Parks*
- *Long Leaf CDD*
- *Concord Station CDD*
- *Oakstead CDD*
- *Highlands CDD*
- *Highland Park CDD*
- *Sterling Hill CDD*
- *Forest Brooke CDD*
- *Waterchase CDD*
- *Lakewood Ranch CDD 1, 2, 3, 5 and 6*
- *South Fork 3 CDD*
- *Carlton Lakes CDD*
- *The Groves CDD*
- *RIverbend West CDD*
- *Harrison Ranch CDD*
- *KBAR Ranch II CDD*

Plus a multitude of extremely large HOA's and High Profile Sites including:

- *Innisbrook Resort*
- *Several Esplanade properties with Taylor Morrison*
- *Several Del Web by Pulte Properties*
- *All BayCare Hospital Facilities*
- *All Moffitt Cancer Center Campuses*
- *Several HCA Hospitals*
- *Encore at Fishhawk*
- *Kings Point HOA*
- *Trinity HOA*
- *Champions Club HOA*
- *Cobb's Landing HOA*
- *East Lake Woodlands HOA*
- *Villa Rosa HOA*
- *Connerton HOA*
- *Wellington HOA*
- *Saddlebrook HOA*
- *HCA Hospitals*

Deerbrook CDD

TERRY MCLANE

General Manager

32
YEARS EXPERIENCE

EDUCATION

Tampa Bay Area Graduate

CERTIFICATIONS

State Of Florida Pest Control
GI-BMP Certified in Florida
OSHA 30

DUTIES & RESPONSIBILITIES

Mr. McLane organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. Terry will ensure client satisfaction while working with the Operational Leadership team.

PROJECT EXPERIENCE

Oversaw landscape operations on the following properties:

- *Concord Station CDD*
- *Oakstead CDD*
- *Highlands CDD*
- *Highland Park CDD*
- *Sterling Hill CDD*
- *Waterchase CDD*
- *Carlton Lakes CDD*
- *The Groves CDD*
- *Asturia CDD*
- *Bexley Ranch CDD*
- *Connerton West CDD*
- *Riverbend West CDD*
- *KBAR Ranch II CDD*
- *Tampa Bay Golf & Country Club*

Plus a multitude of extremely large HOA's and High Profile Sites including:

- *Innisbrook Resort*
- *Several Esplanade properties with Taylor Morrison*
- *Several Del Web by Pulte Properties*
- *Several BayCare Hospital Facilities*
- *All Moffitt Cancer Center Campuses*
- *Saddlebrook HOA*
- *Trinity HOA*
- *Champions Club HOA*
- *Tampa Bay Golf and Country Club*
- *Villa Rosa HOA*
- *Wellington HOA*
- *Cheval HOA*
- *Epperson Ranch HOA and Lagoon*
- *Estancia HOA*
- *East Lake Woodlands HOA*

Deerbrook CDD

EPI CARVAJAL

Operations Manager

27
YEARS EXPERIENCE

Certifications BMP Certified Trainer
CPR Certified Trainer

DUTIES & RESPONSIBILITIES

Epi will be the Operations Manager for the CDD. He will prepare the work week for the crews and oversee that all performances that are completed for that week. He will be assist the Account Manager as the point of contact for daily activities. Epi has managed many large scale properties and portfolios in his and past with great success. Epi is well versed in CDD management and care and will communicate via our Account Manager any and all needs to be addressed or improved on.

PROJECT EXPERIENCE

- *Connerton CDD*
- *Riverbend West CDD*
- *KBAR Ranch II CDD*
- *Belleview HOA/POA*
- *Franklin Street Management Portfolio*
- *The Groves CDD & HOA*
- *Oakstead CDD*
- *Saddlebrook Resort*
- *Summer Tree HOA*
- *Tampa Bay Golf & Country Club*

ALEX KOCHER

Horticulture Manager

19

YEARS EXPERIENCE

EDUCATION
Auburn University - Landscape Horticulture

CERTIFICATIONS

Certified Pest Control Operator
General household **Pest - Termite**
GI BMP Certified

DUTIES & RESPONSIBILITIES

Alex is a State of Florida Certified Pest Control Operator and serves as the authority for Pine Lake in all things horticulture. His skills are not limited to the following but a few highlights included:

- warm-season turf grass nutritional requirements
- turf grass disease identification including curative and preventative cultural/chemical treatments turf grass insect
- identification including curative and preventative cultural/chemical treatments
- turf grass weed identification including curative and preventative cultural/chemical treatments
- palm tree nutritional requirements as well as insect and disease issues within the State
- hard wood tree nutritional requirements as well as insect and disease issues within the State
- ornamental shrub and groundcover nutritional requirements ornamental shrub and groundcover insect and disease curative and preventative cultural/chemical treatments

PROJECT EXPERIENCE

- *Moffitt Cancer Center Campuses*
- *City of Tampa Parks and Recreation Sites*
- *BayCare Facilities throughout Tampa*
- *Bay Perry Harvey Park*
- *Carlton Lakes CDD*
- *Riverbend West CDD*

Deerbrook CDD

DISCOVER THE DIFFERENCE

Brandon Pitchon

Account Manager

20
YEARS EXPERIENCE

EDUCATION
GI-BMP Certified
FNGLA Certified
Horticulturist

DUTIES & RESPONSIBILITIES

Brandon Pitchon was born and raised in Clearwater, Florida, where he developed a passion for the outdoors and an early interest in landscaping. He began his journey in the green industry in 2005, starting from the ground level and working his way up through hands-on experience and continued education.

Over the years, Brandon has gained a deep understanding of landscape management, horticulture, and property maintenance. He is a Florida Nursery, Growers and Landscape Association (FNGLA) Certified Horticulturist and holds a GI-BMP certification, demonstrating his commitment to industry best practices and environmentally responsible landscape care.

With two decades of field experience, Brandon has become skilled in developing and managing landscape standards, creating sustainable maintenance plans, and building budgets that ensure the efficient operation of both residential communities and commercial properties. His practical knowledge, coupled with his certification-backed expertise, has made him a trusted professional in the Florida green industry.

PROJECT EXPERIENCE

- *Cheval East CDD*
- *Cheval West CDD*
- *Westshore Yacht Club*
- *Westshore Marina District*
- *Point Alexis HOA*
- *Calusa Trace CDD*
- *Tampa General Hospital*

Deerbrook CDD

PINE LAKE SERVICES

Experience

Pine Lake Services (PLS) prioritizes consistent and effective communication with Board Supervisors and Property Managers across all the communities we maintain and inspect.

Our strong track record of positive, long-term relationships with property management firms is reflected in the numerous references and letters of recommendation we've received. At PLS, we take pride in fostering these lasting partnerships and providing thorough, regular inspections to ensure each property continues to meet the unique needs of our clients.

Additionally, we've included images of the current properties we maintain, showcasing our commitment to both landscape care and property aesthetics. We go beyond routine maintenance by offering innovative ideas to enhance the overall appearance and value of each property. With approval from Deerbrook CDD management, we also have the flexibility to introduce updates and improvements to the CDD, ensuring the space evolves in alignment with the community's goals.

CDD Experience

PLS has experience with Landscape Installation & Maintenance at Carlton Lakes, Riverbend West, Waterleaf, Cypress Creek, Triple Creek, Tara CDD, Cornergate, Southshore Bay, KBAR Ranch II, Lakeside CDD, Mira Lago CDD, Bull Frog Creek CDD and many more in the greater Tampa Bay area.

References

Riverbend West- Inframark- Ongoing began 10/1/2022

Dollar Amount: $255,000
Point of Contact: *Kristee Cole*
Phone Number: 813 382 7355
Address: 2005 Pan Am Cir Ste 300, Tampa, FL 33607

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to Deerbrook CDD including Turf and Pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

Carlton Lakes Community-Inframark- Ongoing began 7/1/2021

Dollar Amount: $585,000
Point of Contact: *Jennifer Goldyn*
Phone Number: 813.873.7300
Address: 2005 Pan Am Cir Ste 300, Tampa, FL 33607

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Carlton Lakes. The scope is similar to Deerbrook CDD including Turf and Pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

Lakeside Community- Rizzetta- Ongoing began 8/1/2023

Dollar Amount: $528,000
Point of Contact: *Jason Liggett*
Phone Number: 813.994.1001
Address: 5844 Old Pasco Rd Ste 100 Wesley Chapel

Scope of Work: PLS is responsible for the Landscape Maintenance at Lakeside CDD. The scope is similar to Belmond Reserve CDD including Turf and pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

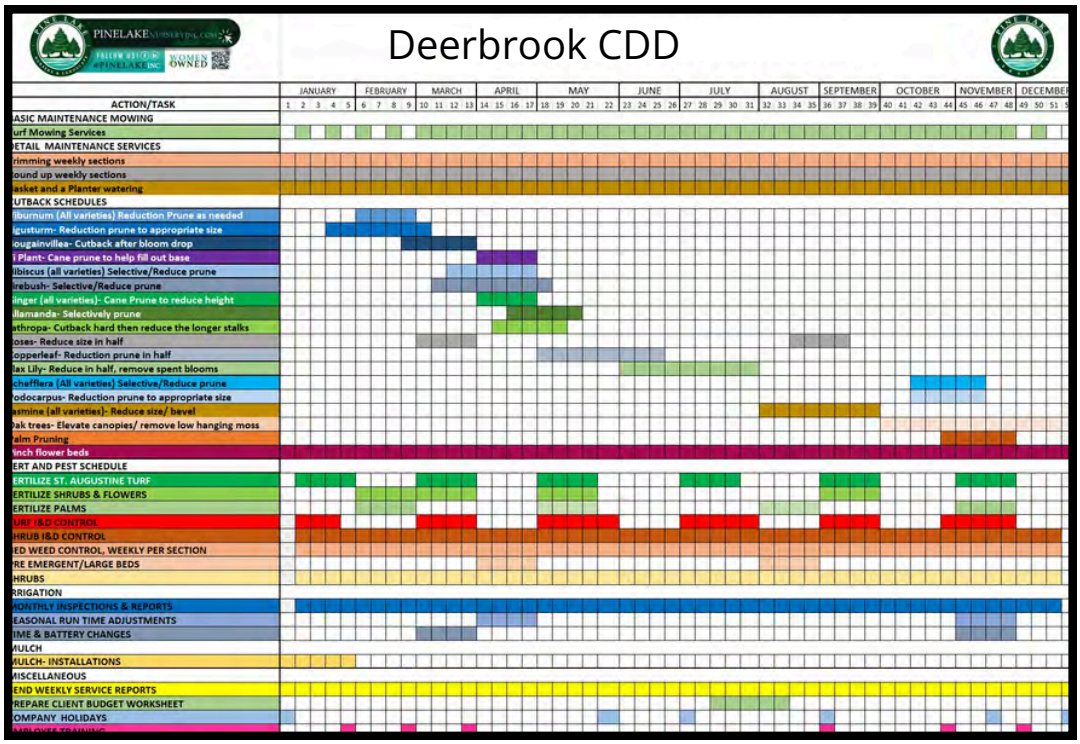
K-Bar Ranch II Community- Rizzetta-Ongoing began 5/1/2023

Dollar Amount: $700,000
Point of Contact: *Jason Liggett*
Phone Number: 813.994.1001
Address: 5844 Old Pasco Rd Ste 100 Wesley Chapel

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at K-Bar Ranch II. The scope is similar to Belmond Reserve CDD including Turf and Pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

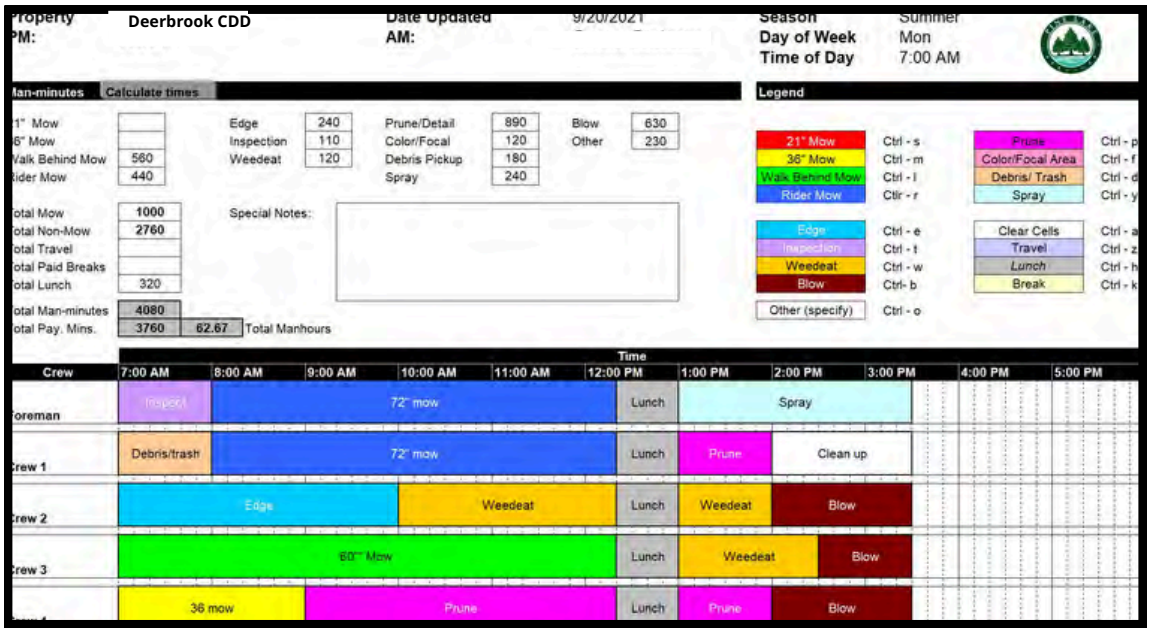
PINE LAKE SERVICES

Annual Operations Calendar



**Sample to be reviewed and agreed upon at contract start*

Daily Gantt Chart



**We will coordinate with the Property Manager to develop all daily/weekly Gantt charts once the job is awarded.*

PROJECT MANUAL

FOR

LANDSCAPE MAINTENANCE SERVICES

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

RIZZETTA & COMPANY

JUNE 2025

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS

Landscape & Irrigation Maintenance Services
Pasco County, Florida

Deerbrook Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Deerbrook Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Tuesday, July 22, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544, for the sum of $100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mr. John Toborg can be reached by email at jtoborg@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Friday, July 25, 2025, at 1:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the Old Pasco Road address stated above until Wednesday, July 30, 2025, at 12:00 p.m. (EST)

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal

notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Tuesday, September 9, 2025, at 5:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Toborg at jtoborg@rizzetta.com, and Jere Earlywine at jere.earlywine@kutakrock.com, no later than Monday, August 4, 2025, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Tuesday, August 5, 2025.

A District meeting to open the proposals will be held at 1:00 p.m. (EST) on Tuesday, August 19, 2025, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Firms desiring to provide services for this project must submit one (1) hard copy original, (1) additional hard copy and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 1:00 p.m. (EST) on Tuesday, August 19, 2025, at the office of Rizzetta and Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544, Attention: John Toborg. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing-impaired or speech-impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Deerbrook Community Development District
Mr. Lynn Hayes, District Manager (lhayes@rizzetta.com)
Publication Date: Friday, July 18, 2025

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
INSTRUCTIONS TO PROPOSERS
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

1. DUE DATE. Sealed proposals ("**Proposals**") must be received by interested parties ("**Proposer**") no later than 1:00 p.m. (EST) on Tuesday, August 19, 2025, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, Attention: John Toborg. Proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
July 18, 2025	Notice of RFP Published & Posted
July 22, 2025, 12:00 p.m.	RFP Available for Purchase at Rizzetta & Co., Inc. (WC)
July 25, 2025, 1:00 p.m.	Pre-Proposal Meeting, Rizzetta Old Pasco Road Office
August 4, 2025, 4:00 p.m.	Deadline for Questions
August 19, 2025, 1:00 p.m.	Proposals Due/Public Opening, Rizzetta & Co., Inc. (WC)
September 9, 2025, at 5:00 p.m.	Board Meeting to Evaluate Proposals & Award Contract (WC)
Tentatively, October 13, 2025	Contract Start Date

3. MANDATORY PRE-PROPOSAL MEETING. There will be a mandatory pre-proposal meeting Friday, July 25, 2025, at 1:00 p.m. at Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Proposers who do not attend the pre-proposal meeting will not be eligible to submit a proposal. Additional information regarding this meeting may be obtained by contacting the District Manager, Lynn Hayes, at lhayes@rizzetta.com or calling (813) 933-5571.

4. SIGNATURE ON PROPOSAL. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from its own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an "as is" condition and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall

take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. **IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.**

6. **FAMILIARITY WITH THE LAW.** By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

7. **PROJECT MANUAL.** The Project Manual will be available beginning Tuesday, July 22, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544. Cost of the Project Manual is $100.00. Checks must be made out to Rizzetta & Co., Inc. NO CASH OR CC ACCEPTED. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals and proposal and contract documents. Purchase of the manual is mandatory.

8. **QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to the responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

9. **SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

10. **INTERPRETATIONS AND ADDENDA.** All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to John Toborg at jtoborg@rizzetta.com with an e-mail copy to Jere Earlywine, District Counsel, at jere.earlywine@kutakrock.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after August 4, 2025, 4:00 p.m. (EST) will not be answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

11. **SUBMISSION OF PROPOSAL.** Submit one (1) hard copy original, (1) additional hard copy and one (1) digital copy, in the form of a flash drive, along with other requested attachments, at the time and place indicated herein, enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. This Rizzetta & Co. office location does not receive USPS. DO NOT SEND THROUGH THE US MAIL. The Proposal must be either hand-

delivered or sent through a third-party courier. The sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Deerbrook Community Development District – Landscape & Irrigation Maintenance RFP) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

12. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

13. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

14. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience and any certifications, (i.e., Certified Arborist, Certified Irrigation Technician, CPO, etc.) Proposer must guarantee that should certified professionals leave the company, another certified professional of the same discipline shall replace him within a reasonable amount of time, but no more than thirty (30) days.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.

F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

G. Completed proposal pricing. All responses must itemize in their narrative, the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch & annual flowers, including installation, should be provided but not included in the contract amount as this service shall be rendered at the discretion of the District's Board of Supervisors.

15. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

16. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

17. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

18. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

19. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; (4) attend the mandatory pre-proposal meeting, (5) must be in good financial standing with no history of bankruptcy or financial reorganization, and (6) be fully licensed and insured. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

20. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend, and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs,

and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

21. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

22. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112 of the *Florida Statutes* will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

23. COLLUSION. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

24. BLACK OUT PERIOD/CONE OF SILENCE. The blackout period is defined as between the time the Request For Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

25. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities, or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

26. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships, and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

27. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

28. NO CONSIDERATION OF SOCIAL, POLITICAL, OR IDEOLOGICAL INTERESTS. The District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor. The District may not give preference to a vendor based on the vendor's social, political, or ideological interests. Each solicitation for procurement of commodities or contractual services by the District will include a provision notifying vendors of these provisions.

29. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the Evaluation Criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the issuance of the Project Manual **(i.e., by no later than [BID PROTEST DEADLINE] 5:00 PM (EST))**, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Deerbrook Community Development District, c/o: Rizzetta & Co., Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614, ATTN: Lynn Hayes, District Manager**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 20% of the anticipated total contract award (including the initial one-year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of One Hundred Thousand Dollars ($100,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, Rizzetta & Co., Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614.

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel **(20 Points Possible)**

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

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. John Amarosa	28	COO/BMP/Osha 30	Oversee business operations
2. Terry McLane	31	GM/BMP/Osha 30	Oversee contractual obligations
3. Brandon Pitchon	16	Account Manager	Oversee property/client relations
4. Mark Lantaigne	40	Senior Advisor	Oversee projects/strategy
5. Zach Gilbert	10	Irrigation Advisor	Oversee irrigation projects

Proposed Staffing Levels

Landscape Maintenance staff will include 4 laborers, 3 Supervisors, and 4 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Lupe Valdez	30	Irrigation Supervisor	Oversee irrigation maintenance
2. Ernesto Rodriguez	10	Irrigation Technician	Oversee irrigation projects
3. Alex Kocher	20	Fert/Pest/CPCO	Oversee fert/pest program
4. Robert Zambito	21	Certified Arborist	Oversee tree care

2. Experience **(25 Points Possible)**

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

1. Project Name/Location: K Barr Ranch II

Contact: Matthew Nolan Contact Phone: 813-393-1314

Project Type/Description: Landscaping and Irrigation Maintenance

Dollar Amount of Contract: $700,000/3 years

Your Company's Detailed Scope of Services for Project: Landscaping and irrigation maintenance, fertilizer and pest control, flower installation, mulch, and enhancement projects when requested/needed.

Duration of Contract: START DATE: 6/1/2022 END DATE: Ongoing

2. Project Name/Location: Riverbend West CDD

Contact: Kristee Cole Contact Phone: 813-382-7355

Project Type/Description: Landscaping and Irrigation Maintenance

Dollar Amount of Contract: $85,000/3 years

Your Company's Detailed Scope of Services for Project: Landscaping and irrigation maintenance, fertilizer and pest control, flower installation, mulch, and enhancement projects when requested/needed.

Experience cont.

Duration of Contract: START DATE: 10/1/2022 END DATE: Ongoing

3. Project Name/Location: Carlton Lakes CDD

Contact: Jennifer Goldyn Contact Phone: 813-382-7355

Project Type/Description: Landscaping and irrigation maintenance

Dollar Amount of Contract: $585,000/3 years

Your Company's Detailed Scope of Services for Project: Landscaping and irrigation maintenance, fertilizer and pest control, flower installation, mulch, and enhancement projects when requested/needed.

Duration of Contract: START DATE: 7/1/2021 END DATE: Ongoing

4. Project Name/Location: Bullfrog Creek CDD

Contact: Michael Perez Contact Phone: 656-209-7919

Project Type/Description: Landscaping and irrigation maintenance

Dollar Amount of Contract: $135,000/3 years

Your Company's Detailed Scope of Services for Project: Landscaping and irrigation maintenance, fertilizer and pest control, flower installation, mulch, and enhancement projects when requested/needed.

Duration of Contract: START DATE: 10/1/2022 END DATE: Ongoing

5. Project Name/Location: Lakeside CDD

Contact: Darryl Adams Contact Phone: 813-994-1001

Project Type/Description: Landscaping and irrigation maintenance

Dollar Amount of Contract:

Your Company's Detailed Scope of Services for Project: Landscaping and irrigation maintenance, fertilizer and pest control, flower installation, mulch, and enhancement projects when requested/needed.

Duration of Contract: START DATE: 6/1/2023 END DATE: Ongoing

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

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

4. Price **(20 Points Possible)**

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible (20) in this part of the evaluation criteria. *

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

5. Reasonableness of ALL Numbers **(25 Points Possible)**

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

Proposer's Total Score **(100 Points Possible)**

AFFIDAVIT REGARDING PROPOSAL

STATE OF FL
COUNTY OF Hillsborough

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

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

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

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

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

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

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

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

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

Dated this 14th day of August, 2025.

Proposer: Pine Lake Series, LLC
By: Shannon Dyer
Title: Business Development

STATE OF FL
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 14 day of August 2025, by Shannon Dyer, as Business Developer of Pine Lake Services, LLC, who appeared before me this day in person, and who is either personally known to me, or produced personally known as identification.

Notary Public State of Florida
Dina L Schneider
My Commission HH 483377
Expires 1/21/2028
(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA
Name: DINA L. SCHNEIDER
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT

1. Proposer: Pine Lake Services, LLC [Company Name]
   - ☐ A Partnership
   - ☑ A Corporation
   - ☐ A Subsidiary Corporation

2. Parent Company Name: _____

3. Parent Company Address:

   Street Address 12980 Tarpon Springs Rd

   P.O. Box (if any) _____

   City Odessa State FL Zip Code 33556

   Telephone 813-948-4736 Fax no. _____

   1st Contact Name Shannon Dyer Title Business Development

   2nd Contact Name John Amarosa Title COO

4. Proposer Company Address (if different):

   Street Address _____

   P. O. Box (if any) _____

   City _____ State _____ Zip Code _____

   Telephone _____ Fax no. _____

   1st Contact Name _____ Title _____

   2nd Contact Name _____ Title _____

5. List the location of the office from which the proposer would provide services to Deerbrook CDD.

   Street Address 12980 Tarpon Springs Rd

   City Odessa State FL Zip Code 33556

   Telephone 813-948-4736 Fax No. _____

   1st Contract Name Shannon Dyer Title Business Development

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

6.1 If yes, provide the following:

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

  If no, please explain _____

- Date incorporated 3/16/1998 Charter No. L22000361975

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____
- Is the company in good standing with the State? Yes ○ No ○

  If no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer's company authorized to do business in the State of Florida?

  Yes ◉ No ○

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

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

7.1 If yes, provide the following:

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

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

(22) $7,268,984 (23) $7,167,460 (24) $10,245,174

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

General Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Umbrella Coverage	$ 1,000,000
Workers Compensation	$ 5,000,000
Expiration Date	7/1/2026

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

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

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

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

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

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

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Riverbend West CDD. $255,00, 10/1/2022- Ongoing, Kristee Cole

K Bar Ranch II CDD, $700,000, 5/1/2023- Ongoing, Matthew Nolan

Lakeside CDD, $528,000, 6/1/2023- Ongoing, Darryl Adams

Carlton Lakes CDD, $585,000, 7/1/2021- Ongoing, Jennifer Goldyn

Tara CDD, $232,000, 10/1/2023- Ongoing, Jennfier Goldyn

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

Belleview POA, Dan Nepomuceno, Lost to pricing

Frank Crum Corporate, Gary Siedel, Lost to pricing

Doral Oaks, lost to property being sold

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Terry McLane		General Manager
Name		Position
Oversee contractual obligations	31	4
Type of Work	Yrs. Exp.	Yrs. With Firm
Brandon Pitchon		Account Manager
Name		Position
Oversee property/client relations	16	1
Type of Work	Yrs. Exp.	Yrs. With Firm
Zach Gilbert		Irrigation Manager
Name		Position
Oversee irrigation maintenance	10	2
Type of Work	Yrs. Exp.	Yrs. With Firm
Lupe Valdez		Irrigation Technician
Name		Position
Oversee irrigation projects	30	3
Type of Work	Yrs. Exp.	Yrs. With Firm

Alex Kocher		Fertilization and Pest Control Manager
Name		Position
Oversee all F + P	20	2
Type of Work	Yrs. Exp.	Yrs. With Firm

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

Pine Lake Services, LLC
Name of Proposer

By: _____
Shannon Dyer - Business Development
[Type Name and Title of Person Signing]

This 18 day of August, 2025.

(Corporate Seal)

Sworn to before me this 18 day of August, 2025

_____
(Seal) Notary Public/Expiration Date

Notary Public State of Florida
Dina L Schneider
My Commission HH 483377
Expires 1/21/2028

OFFICERS

PROPOSER: Pine Lake Services, LLC DATE: 8/14/2025

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Connor Spears	President	Oversee all business managemen	Tampa, FL
Bob Spears	Chief Financial Officer	Oversee all financial management	Tampa, FL
John Amarosa	Chief Operations Officer	Oversee all business operations	Riverview, FL
FOR PARENT COMPANY (if applicable)			

EXHIBIT "C" - BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 129,782 **/yr.**

- Storm Cleanup $ 85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to prevent in the prevention of die back and plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$ 55 /hr. for employee with hand-held hose

$ 250 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 5,269 /yr.

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

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-0-10+ Pre M	1	400 lbs	563
April	30-0-0 + Pre M	.5	1,440 oz	425
June	30-0-0	1	2,880 oz	375
August	Iron Sulfate	0	160 oz	344
October	20-0-10+ Pre M	1	400 lbs	563

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	20-0-10+ Pre M	1	300 lbs	438
April	30-0-0	.5	1,080 oz	313
May	30-0-0 + Arena	1	2,160 oz	500
July	Iron Sulfate	0	120 oz	313
August	30-0-0	1	2,160 oz	313
October	20-0-10+ Pre M	1	300 lbs	438

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	1.5	100 lbs	163
June	8-10-10	1.5	100 lbs	163
October	8-10-10	1.5	100 lbs	163

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12-4	1.5	30 lbs	65
May	8-2-12-4	1.5	30 lbs	65
October	8-2-12-4	1.5	30 lbs	65
November	8-2-12-4	1.5	30 lbs	65

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

.

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

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

PART 3

Pest Control (All labor and materials) $ 1,000 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ N/A /yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 2,125 / yr.

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

PART 4

Irrigation (All labor and materials) $ 7,800 **/yr.**

Freeze Protection (description of ability) Turn off all irrigation and cover all ground irrigation and well components with freeze cloth.

$ 300 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

161 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 58.75 /CY
(app. October) $ 9,458.75 /installation

And

90 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 58.75 /CY
(app. April $ 5,287.50 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 14,746.25 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

$ 143,851 **/ Initial Term**

FIRST ANNUAL RENEWAL	$ 143,851 /yr.
SECOND ANNUAL RENEWAL	$ 146,728 /yr.
THIRD ANNUAL RENEWAL	$ 146,728 /yr.
FOURTH ANNUAL RENEWAL	$ 149,663 /yr.

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

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number

Name and Title of Representative Shannon Dyer
(Please Print)

Representative's Signature

Date 8/14/2025

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

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

Dated this _____ day of _____, 2025

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISITING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 129,782 /yr.**

- Storm Cleanup $ 85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloths to aid in the prevention of die back or plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$ 55 /hr. for employee with hand-held hose

$ 250 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 5,269 /yr.

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

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-0-10 + Pre M	1	400 lbs	563
April	30-0-0 + Pre M	.5	1,440 oz	425
June	30-0-0	1	2,880 oz	375
August	Iron Sulfate	0	160 oz	344
October	20-0-10 + Pre M	1	400 lbs	563

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	20-0-10 + Pre M	1	300 lbs	438
April	30-0-0	.5	1,080 oz	313
May	30-0-0 + Arena	1	2,160 oz	500
July	Iron Sulfate	0	120 oz	313
August	30-0-0	1	2,160 oz	313
October	20-0-10 + Pre M	1	300 lbs	438

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	1.5	100 lbs	163
June	8-10-10	1.5	100 lbs	163
October	8-10-10	1.5	100 lbs	163

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12-4	1.5	30 lbs	65
May	8-2-12-4	1.5	30 lbs	65
October	8-2-12-4	1.5	30 lbs	65
November	8-2-12-4	1.5	30 lbs	65

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

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

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

PART 3

Pest Control (All labor and materials) $ 1,000 /yr.
(if entire pesticide allowance is required) *

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

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

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 2,125 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 7,800 /yr.**

Freeze Protection (description of ability) Turn off all irrigation and cover all ground irrigation and well components with freeze cloth.

$ 300 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

161 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 58.75 /CY
(app. October) $ 9,458.75 /installation

And

90 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 58.75 /CY
(app. April) $ 5,387.50 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 14,746.25 / yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 143,851 **/ First Annual Renewal**

SECOND ANNUAL RENEWAL $ 146,728 /yr.
THIRD ANNUAL RENEWAL $ 146,728 /yr.
FOURTH ANNUAL RENEWAL $ 149,663 /yr.

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

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number

Name and Title of Representative Shannon Dyer
(Please Print)

Representative's Signature

Date 8/14/2025

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 132,659 /yr.**

- Storm Cleanup $ 85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to aid in the prevention of die back and plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$ 55 /hr. for employee with hand-held hose

$ 250 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 5,269 /yr.
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-0-10+ Pre M	1	400 lbs	563
April	30-0-0 + Pre M	.5	1,440 oz	425
June	30-0-0	1	2,880 oz	375
August	Iron Sulfate	0	160 oz	344
October	20-0-10+ Pre M	1	400 lbs	563

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	20-0-10+ Pre M	1	300 lbs	438
April	30-0-0	.5	1,080 oz	313
May	30-0-0 + Arena	1	2,160 oz	500
July	Iron Sulfate	0	120 oz	313
August	30-0-0	1	2,160 oz	313
October	20-0-10+ Pre M	1	300 lbs	438

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	1.5	100 lbs	163
June	8-10-10	1.5	100 lbs	163
October	8-10-10	1.5	100 lbs	163

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12-4	1.5	30 lbs	65
May	8-2-12-4	1.5	30 lbs	65
October	8-2-12-4	1.5	30 lbs	65
November	8-2-12-4	1.5	30 lbs	65

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

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

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

PART 3

Pest Control (All labor and materials) $ 1,000 **/yr.**
(if entire pesticide allowance is required) *

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

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

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 2,125 / yr.

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

PART 4

Irrigation (All labor and materials) $ 7,800 **/yr.**

Freeze Protection (description of ability) Turn off all irrigation and cover all ground irrigation and well components with freeze cloth.

$ 300 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

161 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 58.75 /CY
(app. October) $ 9,458.75 /installation

And

90 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 58.75 /CY
(app. April) $ 5,287.50 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 14,756.25 / yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 146,728 **/ Second Annual Renewal**

THIRD ANNUAL RENEWAL $ 146,728 /yr.

FOURTH ANNUAL RENEWAL $ 149,663 /yr.

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

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number

Name and Title of Representative Shannon Dyer
(Please Print)

Representative's Signature

Date 8/14/2025

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 132,659 **/yr.**

- Storm Cleanup $ 85 /hr **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to aid in the prevention of die back and plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$ 55 /hr for employee with hand-held hose

$ 250 /hr for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 5,269 /yr.

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

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-0-10+ Pre M	1	400 lbs	563
April	30-0-0 + Pre M	.5	1,440 oz	425
June	30-0-0	1	2,880 oz	375
August	Iron Sulfate	0	160 oz	344
October	20-0-10+ Pre M	1	400 lbs	563

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	20-0-10+ Pre M	1	300 lbs	438
April	30-0-0	.5	1,080 oz	313
May	30-0-0 + Arena	1	2,160 oz	500
July	Iron Sulfate	0	120 oz	313
August	30-0-0	1	2,160 oz	313
October	20-0-10+ Pre M	1	300 lbs	438

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	1.5	100 lbs	163
June	8-10-10	1.5	100 lbs	163
October	8-10-10	1.5	100 lbs	163

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12-4	1.5	30 lbs	65
May	8-2-12-4	1.5	30 lbs	65
October	8-2-12-4	1.5	30 lbs	65
November	8-2-12-4	1.5	30 lbs	65

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

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

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

PART 3

Pest Control (All labor and materials) $ 1,000 **/yr.**
(if entire pesticide allowance is required) *

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

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

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 2,125 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 7,800 /yr.**

Freeze Protection (description of ability) Turn off irrigation and cover all ground irrigaiton and well components with freeze cloth.

$ 300 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

161 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 58.75 /CY
(app. October) $ 9,458.75 /installation

And

90 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 58.75 /CY
(app. April) $ 5,287.50 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 14,746.25 yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 146,728 **/ Third Annual Renewal**

FOURTH ANNUAL RENEWAL $ 149,663 /yr.

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

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 913-948-4736 Fax Number _____

Name and Title of Representative Shannon Dyer
(Please Print)

Representative's Signature _____

Date 8/14/2025

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 135,594 **/yr.**

- Storm Cleanup $ 85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annyual beds with freeze cloth to aid in the prevention of die back and plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$ 55 /hr. for employee with hand-held hose

$ 250 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 5,269 /yr.

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

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	20-0-10+ Pre M	1	400 lbs	563
April	30-0-0 + Pre M	.5	1,440 oz	425
June	30-0-0	1	2,880 oz	375
August	Iron Sulfate	0	160 oz	344
October	20-0-10+ Pre M	1	400 lbs	563

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	20-0-10+ Pre M	1	300 lbs	438
April	30-0-0	.5	1,080 oz	313
May	30-0-0 + Arena	1	2,160 oz	500
July	Iron Sulfate	0	120 oz	313
August	30-0-0	1	2,160 oz	313
October	20-0-10+ Pre M	1	300 lbs	438

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	1.5	100 lbs	163
June	8-10-10	1.5	100 lbs	163
October	8-10-10	1.5	100 lbs	163

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12-4	1.5	30 lbs	65
May	8-2-12-4	1.5	30 lbs	65
October	8-2-12-4	1.5	30 lbs	65
November	8-2-12-4	1.5	30 lbs	65

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

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

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

PART 3

Pest Control (All labor and materials) $ 1,000 /yr.
(if entire pesticide allowance is required) *

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

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

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 2,125 / yr.

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

PART 4

Irrigation (All labor and materials) **$** 7,800 **/yr.**

Freeze Protection (description of ability) Turn off all irrigation and cover all ground irrigation and well components with freeze cloth.

$ 300 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

161 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 58.75 /CY
(app. October) $ 9,458.75 installation

And

90 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 58.75 /CY
(app. April) $ 5,287.50 installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 14,746.25 / yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 149,663 **/ Fourth Annual Renewal**

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number

Name and Title of Representative Shannon Dyer
(Please Print)

Representative's Signature

Date 8/14/2025

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 19,192 **/yr.**

- Storm Cleanup $ 85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to prevent in the aid of die back and plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$ 55 /hr. for employee with hand-held hose

$ 250 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 2,871 /yr.
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	20-0-10 + Pre M	1	300 lbs	437
April	30-0-0	.5	1,080 oz	312
May	30-0-0 + Arena	1	2,160 oz	500
July	Iron Sulfate	0	120 oz	312
August	30-0-0	1	2,160 oz	312
October	20-0-10 + Pre M	1	300 lbs	437

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	1.5	75 lbs	121
June	8-10-10	1.5	75 lbs	121
October	8-10-10	1.5	75 lbs	121

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12-4	1.5	32 lbs	66
May	8-2-12-4	1.5	32 lbs	66
October	8-2-12-4	1.5	32 lbs	66
November	8-2-12-4	1.5	32 lbs	66

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

.

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

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

PART 3

Pest Control (All labor and materials) $ 500 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ N/A /yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 600 / yr.

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

PART 4

Irrigation (All labor and materials) $ 1,920 **/yr.**

Freeze Protection (description of ability) Turn off all irrigation and cover all ground irrigaiton and well components with freeze cloth.

$ 300 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

70 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 58.75 /CY
(app. October) $ 4,112.50 /installation

And

40 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 58.75 /CY
(app. April $ 2,350 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 6,462.50 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 24,443 / Initial Term

FIRST ANNUAL RENEWAL	$ 24,443 /yr.
SECOND ANNUAL RENEWAL	$ 24,931 /yr.
THIRD ANNUAL RENEWAL	$ 24,931 /yr.
FOURTH ANNUAL RENEWAL	$ 25,431 /yr.

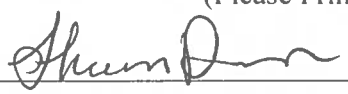
Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4746 Fax Number _____

Name and Title of Representative Shannon Dyer
(Please Print)

Representative's Signature 

Date 8/14/2025

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 19,192 /yr.**

- Storm Cleanup $ 85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to aid in the prevention of die back or plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$ 55 /hr. for employee with hand-held hose

$ 250 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 2,871 /yr.

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

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	20-0-10 + Pre M	1	300 lbs	437
April	30-0-0	.5	1,080 oz	312
May	30-0-0 + Arena	1	2,160 oz	500
July		0	120 oz	312
August	30-0-0	1	2,160 oz	312
October	20-0-10 + Pre M	1	300 lbs	437

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	1.5	75 lbs	121
June	8-10-10	1.5	75 lbs	121
October	8-10-10	1.5	75 lbs	121

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12-4	1.5	32 lbs	66
May	8-2-12-4	1.5	32 lbs	66
October	8-2-12-4	1.5	32 lbs	66
November	8-2-12-4	1.5	32 lbs	66

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

.

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

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

PART 3

Pest Control (All labor and materials) $ 500 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ N/A /yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 600 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 1,920 /yr.**

Freeze Protection (description of ability) Cover Wells and backflows. Cut water supply off.

$ 300 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

70 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 58.75 /CY
(app. October) $ 4,112.50 /installation

And

40 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 58.75 /CY
(app. April $ 2,350 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 6,462.50 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 24,443 / 1st annual renewal

SECOND ANNUAL RENEWAL	$ 24,931 /yr.
THIRD ANNUAL RENEWAL	$ 24,931 /yr.
FOURTH ANNUAL RENEWAL	$ 25,431 /yr.

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number

Name and Title of Representative Shannon Dyer
(Please Print)

Representative's Signature

Date 8/14/2025

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 19,680 /yr.**

- Storm Cleanup $85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to aid in the prevention of die back or plant loss.

$250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$55 /hr. for employee with hand-held hose

$250 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 2,871 /yr.
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	20-0-10+ Pre M	1	300 lbs	437
April	30-0-0	.5	1,080 oz	312
May	30-0-0 + Arena	1	2,160 oz	500
July	Iron Sulfate	0	120 oz	312
August	30-0-0	1	2,160 oz	312
October	20-0-10+ Pre M	1	300 lbs	437

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	1.5	75 lbs	121
June	8-10-10	1.5	75 lbs	121
October	8-10-10	1.5	75 lbs	121

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12-4	1.5	32 lbs	66
May	8-2-12-4	1.5	32 lbs	66
October	8-2-12-4	1.5	32 lbs	66
November	8-2-12-4	1.5	32 lbs	66

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

.

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

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

PART 3

Pest Control (All labor and materials) $ 500 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ N/A /yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 600 / yr.

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

PART 4

Irrigation (All labor and materials) $ 1,920 **/yr.**

Freeze Protection (description of ability) Cover Wells and backflows. Cut water supply off.

$ 300 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

70 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 58.75 /CY
(app. October) $ 4,112.50 /installation

And

40 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 58.75 /CY
(app. April $ 2,350 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 6,462.50 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 24,931 / 2nd annual renewal

THIRD ANNUAL RENEWAL $ 24,931 /yr.
FOURTH ANNUAL RENEWAL $ 25,431 /yr.

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number

Name and Title of Representative Shannon Dyer
(Please Print)

Representative's Signature

Date 8/14/2025

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 19,680 **/yr.**

- Storm Cleanup $ 85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to aid in the prevention of die back or plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$ 55 /hr. for employee with hand-held hose

$ 250 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) 2.871 **$ _____ /yr.**

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

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	20-0-10+ Pre M	1	300 lbs	437
April	30-0-0	.5	1,080 oz	312
May	30-0-0 + Arena	1	2,160 oz	500
July	Iron Sulfate	0	120 oz	312
August	30-0-0	1	2,160 oz	312
October	20-0-10+ Pre M	1	300 lbs	437

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	1.5	75 lbs	121
June	8-10-10	1.5	75 lbs	121
October	8-10-10	1.5	75 lbs	121

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12-4	1.5	32 lbs	66
May	8-2-12-4	1.5	32 lbs	66
October	8-2-12-4	1.5	32 lbs	66
November	8-2-12-4	1.5	32 lbs	66

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

.

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

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

PART 3

Pest Control (All labor and materials) $ 500 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ N/A /yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 600 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 1,920 /yr.**

Freeze Protection (description of ability) Cover wells and backflows. Cut water supply off.

$ 300 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

70 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 58.75 /CY
(app. October) $ 4,112.50 /installation

And

40 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 58.75 /CY
(app. April $ 2,350 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 6,462.50 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 24,931 **/ 3rd annual renewal**

FOURTH ANNUAL RENEWAL $ 25,431 /yr.

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 913-948-4736 Fax Number

Name and Title of Representative Shannon Dyer
(Please Print)

Representative's Signature

Date 8/14/2025

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance $ 20,180 **/yr.**

- Storm Cleanup $ 85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to aid in the prevention of die back or plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$ 55 /hr. for employee with hand-held hose

$ 250 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 2,871 **/yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	20-0-10+ PreM	1	300 lbs	437
April	30-0-0	.5	1,080 oz	312
May	30-0-0 + Arena	1	2,160 oz	500
July	Iron Sulfate	0	120 oz	312
August	30-0-0	1	2,160 oz	312
October	20-0-10+ PreM	1	300 lbs	437

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	1.5	75 lbs	121
June	8-10-10	1.5	75 lbs	121
October	8-10-10	1.5	75 lbs	121

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12-4	1.5	32 lbs	66
May	8-2-12-4	1.5	32 lbs	66
October	8-2-12-4	1.5	32 lbs	66
November	8-2-12-4	1.5	32 lbs	66

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

.

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

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

PART 3

Pest Control (All labor and materials) $ 500 **/yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ N/A /yr. (based on quantities below)

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

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 600 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 1,920 /yr.**

Freeze Protection (description of ability) cover Wells and backflows. Cut water supply off

$ 300 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

PART 5

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

70 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 58.75 /CY
(app. October) $ 4,112.50 /installation

And

40 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 58.75 /CY
(app. April $ 2,350 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 6,462.50 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

$ 25,431 / 4th annual renewal

Pine Lake Services, LLC
Contractor/Firm Name

12980 Tarpon Springs Rd
Firm Address

Odessa, FL 33556
City/State/Zip

813-948-4736
Phone Number _____ Fax Number _____

Shannon Dyer
Name and Title of Representative
(Please Print)

Representative's Signature

8/14/2025
Date

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces: $ 49,794 / event

Pond bank mowing, including line-trimming to water's edge: $ 70,000 / event

Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal: $ 5,190 / event

Tree Lifting: $ 2,000 / event

Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers: $ 1,900 / event

LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES

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

A.	Mowers w/operator	$45.00	Hour
B.	Bush-Hog w/operator	$145.00	Hour
C.	Tractor w/operator	$200.00	Hour
D.	Supervisor with Transportation	$85.00	Hour
E.	Laborer with hand equipment	$65.00	Hour
F.	Truck w/driver	$70.00	Hour
G.	Irrigation Tech	$80.00	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	$90.00	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	$125.00	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	$90.00	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	$125.00	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	$90.00	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	$125.00	Hour
N.	Laborer for Additional Trash Pick-Up	$49.00	Hour
O.	Lump Sum Mowing ([1]), entire community	$TBD	Per Mow

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

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

General Labor	$ 75.00	per Hour
Chainsaw Labor	$ 85.00	per Hour
Heavy Equipment Operator	$ 145.00	per Hour

B. Debris removal equipment unit costs:

Dump Truck and Trailer	$ 100.00	per Hour
Wheel Loader and Chipper	$ 60.00	per Hour
Grapple Truck	$ 120.00	per Hour

C. Other emergency/disaster related unit costs:

Dump Truck or Dump Trailer	$ 300 per dump load	per Hour
Grapple truck dump load	$ 650 per dump load	per Hour
	$	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

LEGAL AUTHORITY FOR SIGNATURE

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

Dated this 14th day of August, 2025.

Proposer: Pine Lake Semlq, LLC
By: Shannon Dyer
Title: Business Developmen

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 14 day of August, 2025, by Shannon Dyer, as Business Developer for Pine Lake Services on its behalf. He/She [✓] is personally known to me or [_____] produced personally known as identification.

Dina L Schneider
Notary Public, State of Florida

Notary Public State of Florida
Dina L Schneider
My Commission HH 483377
Expires 1/21/2028

Personally Known ✓
OR Produced Identification
Type of Identification _____

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

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

1. This sworn statement is submitted to Deerbrook Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Develoom for Pine Lake Senq ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 12980 Tarpon Springs Rd Odessa, FL 33556

4. Proposer's Federal Employer Identification Number (FEIN) is 27-3360158

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

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

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

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

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

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

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

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

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

Dated this 14th day of August, 2025.

Proposer: Pine Lake Servs. LLC
By: Shannon Dyer
Title: Business Development

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 14 day of August, 2025, by Shannon Dyer, as Business Development Pine Lake Services on its behalf. He/She [✓] is personally known to me or [___] produced Personally Known as identification.

Notary Public State of Florida
Dina L Schneider
My Commission HH 483377
Expires 1/21/2028

Dina Schneider
Notary Public, State of Florida

Personally Known ✓
OR Produced Identification
Type of Identification _____

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

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

1. This sworn statement is submitted to Deerbrook Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for Pine Lake Series ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 12981 Tarpon Springs Rd Odessa, FL 33556

4. Proposer's Federal Employer Identification Number (FEIN) is 27-3360158

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

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

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

Dated this 14th day of Angust, 2025.

Proposer: Pine Lake Semes, LLC

By: Shannon Dyer

Title: Business Development

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization, this 14 day of August, 2025, by Shannon Dyer, as Business Developer of Pine Lake Services, on its behalf. He/She [✓] is personally known to me or [_____] produced personally known as identification.

Notary Public, State of Florida

Notary Public State of Florida
Dina L Schneider
My Commission HH 483377
Expires 1/21/2028

Personally Known ✓
OR Produced Identification
Type of Identification _____

LANDSCAPE & IRRIGATION SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into to be effective as of the full execution of this Agreement:

> **Deerbrook Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida, and having offices at c/o 3434 Colwell Ave, Suite 200, Tampa, Florida 33614 ("**District**"); and
>
> _____, a _____, whose address is _____ ("**Contractor**," and collectively with the District, "**Parties**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a "Project Manual," and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** ("**Work**"). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services

comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C.** The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates _____, District Manager, to act as the District Representatives. The Contractor shall <u>not</u> take direction from anyone other than the District Representatives (e.g., the Contractor shall <u>not</u> take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is

specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars ($100) per day through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

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

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

a. Work under this Agreement shall begin upon execution of this Agreement and end September 30, 2025 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement shall annually renew with the same terms set forth herein, in the District's sole discretion.

b. As compensation for the Work, the District agrees to pay Contractor _____ ($_____) per year, in monthly amounts of _____ ($_____). Such compensation covers only the items specified in Parts 1, 2, 3 and 4 of the Contractor's Proposal Form – Part IV – Pricing ("**Contract Amount**"). Additionally, for the services specified in Part 5 of the Contractor's Proposal Form – Part IV – Pricing, attached hereto as **EXHIBIT B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.

c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("**ASO**"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th)

day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:

   i. WORKERS' COMPENSATION/EMPLOYER'S LIABILITY: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than $100,000.00 per employee per accident, $500,000.00 disease aggregate, and $100,000.00 per employee per disease.

   ii. COMMERCIAL GENERAL LIABILITY: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than $2,000,000.00 per occurrence, $2,000,000.00 aggregate covering all work performed under this Contract.

   iii. AUTOMOBILE LIABILITY: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $2,000,000.00 combined single limit covering all work performed under this Contract.

   iv. UMBRELLA LIABILITY: With limits of not less than $2,000,000.00 per occurrence covering all work performed under this Contract.

b. Each insurance policy required by this Contract shall:

i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
iii. Be written to reflect that the aggregate limit will apply on a per claim basis.

c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.
i. If the 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.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of

liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. **WARRANTY AND COVENANT.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

(a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

(b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.

(c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

(d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

(e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any

interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*.

22. **ANTI-HUMAN TRAFFICKING STATEMENT**. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

23. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

24. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

25. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

26. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

27. **ENFORCEMENT OF AGREEMENT**. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

28. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

29. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

30. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. **If to the District:** Deerbrook Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301
Attn: District Counsel

B. **If to Contractor:** _____
_____
_____
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

31. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

32. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Pasco County, Florida.

33. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Rizzetta & Company Inc. ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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 CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813)933-5571, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FLORIDA 33614.

34. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

35. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

36. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

Its: _____

Date: _____

_____

_____

By: _____

Its: _____

Date: _____

Exhibit A: **Scope of Services**
Exhibit B: **Proposal Pricing (Part IV of Proposal Form)**
Exhibit C: **Other Forms**
Exhibit D: **Maintenance Map**

EXHIBIT "A" - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Deerbrook CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) **POND MOWING** – All pond banks identified as such (green) on the overall Deerbrook Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not

present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars.

(This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Deerbrook. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall

pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) **WEEDS AND GRASSES** – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) **MAINTENANCE OF PAVED AREAS** – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as

these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It

shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-

release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005)Archival copy: for current recommendations see http://edis.ifas.ufl.edu or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.
For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers
   1. Semi-automatic start of the automatic irrigation controller
   2. Check for proper operation
   3. Program necessary timing changes based on site conditions
   4. Lubricate and adjust mechanical components
   5. Test back up programming support devices

B. Water Sources
   1. Visual inspection of water source
   2. Clean above ground strainers and filters
   3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
   4. Test automatic protection devices

C. Irrigation Systems
   1. Manual test and inspection of each irrigation zone
   2. Clean and raise heads as necessary
   3. Adjust arc pattern and distance for required coverage areas
   4. Clean out irrigation valve boxes

D. Report
   1. Irrigation operation time
   2. Irrigation start time
   3. Maintenance items performed
   4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such

repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5
INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

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

[END OF SECTION

]

EXHIBIT B
Landscape Maintenance Map

(under separate cover)

EXHIBIT D

Form of Work Authorization

WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the "Work Authorization"), dated _____, 20__ authorizes certain work in accordance with that certain *Agreement for Landscape Maintenance Services* (the "Agreement"), dated _____, 20__, by and between:

> **Deerbrook Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, whose mailing address is 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 (the "District"); and
>
> _____, a _____, whose address is _____ (the "Contractor").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, irrigation and pond maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services").

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

SECTION 3. GOVERNING LANGUAGE. This Work Authorization, together with the Agreement, represents the entire understanding between the District and the Contractor with regard to the referenced Work Authorization. Except for the warranties provided to the District, none of the provisions of Exhibit A shall apply to this Work Authorization and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it describes the scope of services for the labor and materials to be provided under this Work Authorization.

SECTION 4. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

_____
Signature of Secretary

_____
Signature of Chairperson, Board of Supervisors

_____

_____
Signature of Witness

_____

By:_____

Its: _____

Exhibit A: Proposal/Scope of Additional Services

EXHIBIT E

Other Forms

DAILY WORK JOURNAL

DATE:_____

DESCRIPTION OF WORK PERFORMED TODAY:_____

_____

_____

_____

_____

_____

_____

_____

LOCATIONS:_____

_____

_____

_____

_____

_____

ISSUES REQUIRING ATTENTION: ***(Please notify District Rep. if any)***

_____

_____

_____

_____

DEERBROOK CDD

PEST MANAGEMENT REPORT

DATE:_____

SYMPTOMS:_____

_____

_____

LOCATION: _____

_____

_____

PROBABLE CAUSE OF DAMAGE: _____

_____

_____

_____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

_____

_____

_____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

DEERBROOK REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

LANDSCAPE MAINTENANCE BID SUBMITTAL

FOR:

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

DEERBROOK
Community Development District

FROM:

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

BID DUE DATE:	**TUESDAY, AUGUST 19, 2025**
BID DUE TIME:	**1:00 PM (EST)**
BID DUE LOCATION:	**DEERBROOK COMMUNITY DEVELOPMENT DISTRICT** **C/O RIZZETTA & COMPANY** **5844 OLD PASCO ROAD, SUITE 100** **WESLEY CHAPEL, FL 33544** **ATTENTION: JOHN TOBORG**

PROPOSAL DIRECTORY

Landscape Maintenance Proposal and Affidavits
Hurricane and Large Scale Storm Emergency Response Plan
Landscape Maintenance Scope of Services
Irrigation Maintenance Proposal / Scope of Services
Evaluation Criteria - Personnel
Evaluation Criteria - Experience
Proposer Qualification Statement
List of Officers / Organization Chart
Staffing Plan for Maintenance Services
Equipment Lists
Statement of Financial Capabilities
Occupational License
Proof of Insurance - Current W-9
Irrigation Contractor's License – County or Origin
Pest Control / Fertilization License
Certified Arborist Designations
Best Management Practices Certifications
FNGLA Certifications
Licensed Dealer in Agricultural Products
National Association of Landscape Professionals Certification
E-Verify Enrollment Verification Statement
Proof of Corporate Status
Dun & Bradstreet Registration

redtree
Landscape Systems

1.888.RED.TREE

www.redtreelandscapesystems.com

service@redtreelandscape.systems

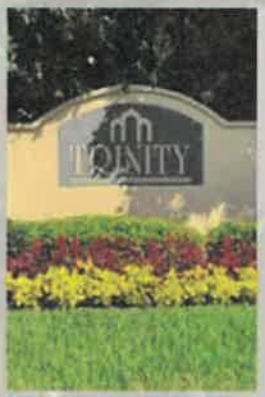
The New Standard in Landscape Maintenance

Experienced irrigation technicians perform diagnostics, repairs, and outdoor lighting service calls whenever you need them!

Our state-of-the-art equipment fleet arrives at your property ready to perform any and all grounds maintenance tasks.

A team of Certified Arborists and expert tree climbers are available to prepare your trees for hurricane season or to help you clean up fallen trees after the storm.

We also offer Pest Control & Fertilization services to keep your property green, blooming, and free of weeds. Our team of Certified Pest Control Operators know the right products to keep your lawn & ornamentals free of pests.



Contact Us!

David Lucadano 727-919-3913

Peter Lucadano 727-919-3915

Owners with over 30 years of experience in the Florida Green Industry!

@redtreelandscapesystems

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Pasco

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

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President / Owner for RedTree Landscape Systems, LLC ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

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

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

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

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

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

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

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

Dated this 17th day of August, 2025.

Proposer: _____
By: David Lucadano
Title: President / Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 17th day of August, 2025, by David Lucadano, as President / Owner of RedTree Landscape Systems, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

DACIA KRISTEEN TROMBETTA
MY COMMISSION # HH 694338
EXPIRES: July 28, 2029

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

LEGAL AUTHORITY FOR SIGNATURE

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

Dated this 17th day of August, 2025.

Proposer: _____
By: David Lucadano
Title: President / Owner

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___online notarization, this 17th day of August, 2025, by David Lucadano, as President / Owner of RedTree Landscape Systems, LLC, on its behalf. He/She [_____] is personally known to me or [_____] produced _____ as identification.

DACIA KRISTEEN TROMBETTA
MY COMMISSION # HH 694338
EXPIRES: July 28, 2029

_____
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

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

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

1. This sworn statement is submitted to Deerbrook Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President / Owner for RedTree Landscape Systems, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 5532 Auld Lane, Holiday, FL 34690

4. Proposer's Federal Employer Identification Number (FEIN) is 82-3591450

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

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

Dated this 17th day of August, 2025.

Proposer: _____

By: David Lucadano

Title: President / Owner

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ✓ physical presence or__ online notarization, this 17th day of August, 2025, by David Lucadano, as President / Owner of RedTree Landscape Systems, LLC, on its behalf. He/She [_____] is personally known to me or [_____] produced _____ as identification.

DACIA KRISTEEN TROMBETTA
MY COMMISSION # HH 694338
EXPIRES: July 28, 2029

_____
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

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

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

1. This sworn statement is submitted to Deerbrook Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President/ Owner for RedTree Landscape Systems, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 55322 Auld Lane, Holiday, FL 34690

4. Proposer's Federal Employer Identification Number (FEIN) is 82-3591450

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

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

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

Dated this 17th day of August, 2025.

Proposer: _____
By: David Lucadano
Title: President / Owner

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 17th day of August, 2025, by David Lucadano, as President / Owner of, RedTree Landscape Systems, LLC _____ on its behalf. He/She [✓] is personally known to me or [____] produced _____ as identification.

DACIA KRISTEEN TROMBETTA
MY COMMISSION # HH 694338
EXPIRES: July 28, 2029

_____
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

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

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

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

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

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

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

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

EXHIBIT "C" - BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 197,640.00 /yr.**

- Storm Cleanup 85.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$1,800.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$75.00 /hr. for employee with hand-held hose

$ 350.00 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 12,420.00 /yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	1300	$ 1,768.00
April	PreM	0.5	700	$ 952.00
April	Soluble Nitrogen	1	1300	$ 1,768.00
June	Slow Release Nitrogen	1	1300	$ 1,768.00
August	Fe Foliar	0.5	725	$ 986.00
October	Complete fert + PreM	1	1300	$ 1,768.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	400	$ 544.00
April	Soluble Nitrogen	0.5	200	$ 272.00
May	Slow Release Nitrogen	1	400	$ 544.00
·uly	Fe Foliar	0.5	200	$ 272.00
August	Slow Release Nitrogen	1	400	$ 520.00
October	Complete fert + PreM	1	400	$ 544.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	250	$ 340.00
June	Complete fert	5	250	$ 340.00
October	Complete fert	5	250	$ 870.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
June	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
October	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
November	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00

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

.

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

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

PART 3

Pest Control (All labor and materials) **$ 5,400.00 /yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ 300/tree /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sylvester		1	$75.00	$300.00
Adonidia		1	$75.00	$300.00

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 2,500.00 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 11,880.00 /yr.**

Freeze Protection (description of ability)
Assuring all irrigation components are bled of water, shut down and protected from any possible damage

$800.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

See attached price list.

PART 5

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

300 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ **65.00** /CY
(app. October) $ **19,500.00** /installation

And

250 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ **65.00** /CY
(app. April $ **16,250.00**/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ **21,125.00** /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

$ 227,340.00 / Initial Term

FIRST ANNUAL RENEWAL	$ 227,340.00 /yr.
SECOND ANNUAL RENEWAL	$ 238,086.00 /yr.
THIRD ANNUAL RENEWAL	$ 238,086.00 /yr.
FOURTH ANNUAL RENEWAL	$ 249,369.30 /yr.

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

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3913 Fax Number (727) 922-2298

Name and Title of Representative David Lucadano, President / Owner
(Please Print)

Representative's Signature

Date August 17, 2025

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

1. N / A _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this 17th day of August, 2025

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISITING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 197,640.00 /yr.**

- Storm Cleanup 85.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$1,800.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$75.00 /hr. for employee with hand-held hose

$ 350.00 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 12,420.00 /yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	1300	$ 1,768.00
April	PreM	0.5	700	$ 952.00
April	Soluble Nitrogen	1	1300	$ 1,768.00
June	Slow Release Nitrogen	1	1300	$ 1,768.00
August	Fe Foliar	0.5	725	$ 986.00
October	Complete fert + PreM	1	1300	$ 1,768.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	400	$ 544.00
April	Soluble Nitrogen	0.5	200	$ 272.00
May	Slow Release Nitrogen	1	400	$ 544.00
ıly	Fe Foliar	0.5	200	$ 272.00
August	Slow Release Nitrogen	1	400	$ 520.00
October	Complete fert + PreM	1	400	$ 544.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	250	$ 340.00
June	Complete fert	5	250	$ 340.00
October	Complete fert	5	250	$ 870.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
June	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
October	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
November	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00

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

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

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

PART 3

Pest Control (All labor and materials) **$ 5,400.00 /yr.**
(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ 300/tree/yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sylvester	1	1	$75.00	$3000.00
Adonidia	1	1	$75.00	$300.00

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 2,500.00 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 11,880.00 /yr.**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from any possible damage

$800.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

See attached price list.

PART 5

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

300 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ **65.00** /CY
(app. October) $ **19,500.00** /installation

And

250 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ **65.00** /CY
(app. April $ **16,250.00**/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ **21,125.00** /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 227,340.00 / First Annual Renewal

SECOND ANNUAL RENEWAL	$ **238,086.00** /yr.
THIRD ANNUAL RENEWAL	$ **238,086.00** /yr.
FOURTH ANNUAL RENEWAL	$ **249,369.30** /yr.

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

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3913 Fax Number (727) 922-2298

Name and Title of Representative David Lucadano, President / Owner
(Please Print)

Representative's Signature

Date August 17, 2025

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 207,522.00 /yr.**

- Storm Cleanup 85.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$1,800.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$75.00 /hr. for employee with hand-held hose

$ 350.00 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 12,420.00 /yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	1300	$ 1,768.00
April	PreM	0.5	700	$ 952.00
April	Soluble Nitrogen	1	1300	$ 1,768.00
June	Slow Release Nitrogen	1	1300	$ 1,768.00
August	Fe Foliar	0.5	725	$ 986.00
October	Complete fert + PreM	1	1300	$ 1,768.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	400	$ 544.00
April	Soluble Nitrogen	0.5	200	$ 272.00
May	Slow Release Nitrogen	1	400	$ 544.00
ıly	Fe Foliar	0.5	200	$ 272.00
August	Slow Release Nitrogen	1	400	$ 520.00
October	Complete fert + PreM	1	400	$ 544.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	250	$ 340.00
June	Complete fert	5	250	$ 340.00
October	Complete fert	5	250	$ 870.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
June	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
October	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
November	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00

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

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

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

PART 3

Pest Control (All labor and materials) **$ 5,670.00 /yr.**
(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ 300.00/tree / yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sylvester	0	1	$75.00	0
Adonidia	0	1	$75.00	0

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 2,500.00 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 12,474.00 /yr.**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from any possible damage

$800.00/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

See attached price list.

PART 5

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

300 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ **65.00** /CY
(app. October) $ **19,500.00** /installation

And

250 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ **65.00** /CY
(app. April $ **16,250.00**/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ **21,125.00** /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 238,086.00 / Second Annual Renewal

THIRD ANNUAL RENEWAL	$ **238,086.00** /yr.
FOURTH ANNUAL RENEWAL	$ **249,369.30** /yr.

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

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL: 34690

Phone Number (727) 919-3913 Fax Number (727) 922-2298

Name and Title of Representative David Lucadano, President / Owner
(Please Print)

Representative's Signature.

Date August 17, 2025

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 207,522.00 /yr.**

- Storm Cleanup 85.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$1,800.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$75.00 /hr. for employee with hand-held hose

$ 350.00 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 12,420..00 /yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	1300	$ 1,768.00
April	PreM	0.5	700	$ 952.00
April	Soluble Nitrogen	1	1300	$ 1,768.00
June	Slow Release Nitrogen	1	1300	$ 1,768.00
August	Fe Foliar	0.5	725	$ 986.00
October	Complete fert + PreM	1	1300	$ 1,768.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	400	$ 544.00
April	Soluble Nitrogen	0.5	200	$ 272.00
May	Slow Release Nitrogen	1	400	$ 544.00
uly	Fe Foliar	0.5	200	$ 272.00
August	Slow Release Nitrogen	1	400	$ 520.00
October	Complete fert + PreM	1	400	$ 544.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	250	$ 340.00
June	Complete fert	5	250	$ 340.00
October	Complete fert	5	250	$ 870.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
June	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
October	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
November	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00

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

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

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

PART 3

Pest Control (All labor and materials) **$ 5,670.00 /yr.**
(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ 300.00/ tree /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sylvester	0	1	$75.00	0
Adonidia	0	1	$75.00	0

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 2,500.00 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 12,474.00 /yr.**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from any possible damage

$800.00/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

See attached price list.

PART 5

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

300 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ **65.00** /CY
(app. October) $ **19,500.00** /installation

And

250 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ **65.00** /CY
(app. April $ **16,250.00**/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ **21,125.00** /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 238,086.00 / Third Annual Renewal

FOURTH ANNUAL RENEWAL $ 249,369.30 /yr.

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

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3913 Fax Number (727) 922-2298

Name and Title of Representative David Lucadano, President / Owner
(Please Print)

Representative's Signature

Date August 17, 2025

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 217,898.10 /yr.**

- Storm Cleanup 85.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$1,800.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$75.00 /hr. for employee with hand-held hose

$ 350.00 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 12,420.00 /yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	1300	$ 1,768.00
April	PreM	0.5	700	$ 952.00
April	Soluble Nitrogen	1	1300	$ 1,768.00
June	Slow Release Nitrogen	1	1300	$ 1,768.00
August	Fe Foliar	0.5	725	$ 986.00
October	Complete fert + PreM	1	1300	$ 1,768.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	400	$ 544.00
April	Soluble Nitrogen	0.5	200	$ 272.00
May	Slow Release Nitrogen	1	400	$ 544.00
uly	Fe Foliar	0.5	200	$ 272.00
August	Slow Release Nitrogen	1	400	$ 520.00
October	Complete fert + PreM	1	400	$ 544.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	250	$ 340.00
June	Complete fert	5	250	$ 340.00
October	Complete fert	5	250	$ 870.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
June	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
October	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00
November	8N-0P2O5-12K2O+4Mg	1.5	100	$ 136.00

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

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

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

PART 3

Pest Control (All labor and materials) **$ 5,953.50 /yr.**
(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ 300/tree /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sylvester	0	1	$75.00	0
Adonidia	0	1	$75.00	0

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 500.00 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 13,097.70 /yr.**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from any possible damage

$800.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

See attached price list.

PART 5

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

300 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ **65.00** /CY
(app. October) $ **19,500.00** /installation

And

250 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ **65.00** /CY
(app. April $ **16,250.00**/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ **21,125.00** /yr.
(if both topdressings are performed - do not include in Grand Total) / yr. (if both topdressings are performed - do not include in Grand Total)

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

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

$ 249,369.30 / Fourth Annual Renewal

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3913 Fax Number (727) 922-2298

Name and Title of Representative David Lucadano, President / Owner
(Please Print)

Representative's Signature

Date August 17, 2025

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 21,960.00 /yr.**

- Storm Cleanup 85.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$500.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$75.00 /hr. for employee with hand-held hose

$ 350.00 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 1,380.00 /yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	50	$ 93.00
April	PreM	0.5	25	$ 41.50
April	Soluble Nitrogen	1	50	$ 83.00
June	Slow Release Nitrogen	1	50	$ 83.00
August	Fe Foliar	0.5	25	$ 41.50
October	Complete fert + PreM	1	50	$ 83.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	50	$ 83.00
April	Soluble Nitrogen	0.5	25	$ 41.50
May	Slow Release Nitrogen	1	50	$ 83.00
July	Fe Foliar	0.5	25	$ 41.50
August	Slow Release Nitrogen	1	50	$ 65.00
October	Complete fert + PreM	1	50	$ 83.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	50	$ 83.00
June	Complete fert	5	50	$ 83.00
October	Complete fert	5	50	$ 60.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
June	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
October	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
November	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00

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

.

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

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

PART 3

Pest Control (All labor and materials) **$ 600.00 /yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ 300/tree /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sylvester	1	1	$75.00	$300.00
Adonidia	1	1	$75.00	$300.00

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 500.00 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 1,320.00 /yr.**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from any possible damage

$300 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

See attached price list.

PART 5

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

125 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65.00 /CY
(app. October) $ 8,125.00 /installation

And

100 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65.00 /CY
(app. April $ 6,500.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 14,625.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 25,260.00 / Initial Term

FIRST ANNUAL RENEWAL	$ **25,260.00** /yr.
SECOND ANNUAL RENEWAL	$ **26,454.00** /yr.
THIRD ANNUAL RENEWAL	$ **26,454.00** /yr.
FOURTH ANNUAL RENEWAL	$ **27,707.70** /yr.

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3913 Fax Number (727) 922-2298

Name and Title of Representative David Lucadano, President / Owner
(Please Print)

Representative's Signature

Date August 17, 2025

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 21,960.00 /yr.**

- Storm Cleanup 85.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$500.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$75.00 /hr. for employee with hand-held hose

$ 350.00 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 1,380.00 /yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	50	$ 93.00
April	PreM	0.5	25	$ 41.50
April	Soluble Nitrogen	1	50	$ 83.00
June	Slow Release Nitrogen	1	50	$ 83.00
August	Fe Foliar	0.5	25	$ 41.50
October	Complete fert + PreM	1	50	$ 83.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	50	$ 83.00
April	Soluble Nitrogen	0.5	25	$ 41.50
May	Slow Release Nitrogen	1	50	$ 83.00
July	Fe Foliar	0.5	25	$ 41.50
August	Slow Release Nitrogen	1	50	$ 65.00
October	Complete fert + PreM	1	50	$ 83.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	50	$ 83.00
June	Complete fert	5	50	$ 83.00
October	Complete fert	5	50	$ 60.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
June	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
October	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
November	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00

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

.

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

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

PART 3

Pest Control (All labor and materials) **$ 600.00 /yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ 300.00/tree /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
	1	1	$74.00	$300.00

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 500.00 / yr.

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

PART 4

Irrigation (All labor and materials) **$1,320.00 /yr.**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from any possible damage

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

After hours emergency service hourly rate $ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

See attached price list.

PART 5

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

125 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65.00 /CY
(app. October) $ 8,125.00 /installation

And

100 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65.00 /CY
(app. April $ 6,500.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 14,625.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 25,260.00 / 1st annual renewal

SECOND ANNUAL RENEWAL	$ **26,454.00** /yr.
THIRD ANNUAL RENEWAL	$ **26,454.00** /yr.
FOURTH ANNUAL RENEWAL	$ **27,707.70** /yr.

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3913 Fax Number (727) 922-2298

Name and Title of Representative David Lucadano, President / Owner
(Please Print)

Representative's Signature

Date August 17, 20225

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 23,058.00 /yr.**

- Storm Cleanup 85.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$500.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$75.00 /hr. for employee with hand-held hose

$ 350.00 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 1,380.00 /yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	50	$ 93.00
April	PreM	0.5	25	$ 41.50
April	Soluble Nitrogen	1	50	$ 83.00
June	Slow Release Nitrogen	1	50	$ 83.00
August	Fe Foliar	0.5	25	$ 41.50
October	Complete fert + PreM	1	50	$ 83.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	50	$ 83.00
April	Soluble Nitrogen	0.5	25	$ 41.50
May	Slow Release Nitrogen	1	50	$ 83.00
July	Fe Foliar	0.5	25	$ 41.50
August	Slow Release Nitrogen	1	50	$ 65.00
October	Complete fert + PreM	1	50	$ 83.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	50	$ 83.00
June	Complete fert	5	50	$ 83.00
October	Complete fert	5	50	$ 60.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
June	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
October	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
November	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00

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

.

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

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

PART 3

Pest Control (All labor and materials) **$ 630.00 /yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ 300.00/tree/yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sylvester	0	1	$75.00	
Adonidia	0	1	$75.00	

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 500.00 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 1,386.00 /yr.**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from any possible damage

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

After hours emergency service hourly rate $ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

See attached price list.

PART 5

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

125 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65.00 /CY
(app. October) $ 8,125.00 /installation

And

100 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65.00 /CY
(app. April $ 6,500.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 14,625.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 26,454.00 / 2nd annual renewal

THIRD ANNUAL RENEWAL	$ **26,454.00** /yr.
FOURTH ANNUAL RENEWAL	$ **27,707.70** /yr.

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3913 Fax Number (727) 922-2298

Name and Title of Representative David Lucadano, President / Owner
(Please Print)

R

epresentative's Signature

Date August 17, 2025

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 23,058.00 /yr.**

- Storm Cleanup 85.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$500.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$75.00 /hr. for employee with hand-held hose

$ 350.00 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 1,380.00 /yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	50	$ 93.00
April	PreM	0.5	25	$ 41.50
April	Soluble Nitrogen	1	50	$ 83.00
June	Slow Release Nitrogen	1	50	$ 83.00
August	Fe Foliar	0.5	25	$ 41.50
October	Complete fert + PreM	1	50	$ 83.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	50	$ 83.00
April	Soluble Nitrogen	0.5	25	$ 41.50
May	Slow Release Nitrogen	1	50	$ 83.00
July	Fe Foliar	0.5	25	$ 41.50
August	Slow Release Nitrogen	1	50	$ 65.00
October	Complete fert + PreM	1	50	$ 83.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	50	$ 83.00
June	Complete fert	5	50	$ 83.00
October	Complete fert	5	50	$ 60.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
June	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
October	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
November	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00

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

.

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

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

PART 3

Pest Control (All labor and materials) **$ 630.00 /yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ 300.00/tree /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sylvester	0	1	$75.00	0
Anodidia	0	1	$75.00	0

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 500.00 / yr.

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

PART 4

Irrigation (All labor and materials) **$ 1,386.00 /yr.**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from any possible damage

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

After hours emergency service hourly rate $ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

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

See attached price list.

PART 5

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

125 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65.00 /CY
(app. October) $ 8,125.00 /installation

And

100 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65.00 /CY
(app. April $ 6,500.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 14,625.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

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

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

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

$ 26,454.00 / 3rd annual renewal

FOURTH ANNUAL RENEWAL $ **27,707.70** /yr.

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday , FL 34690

Phone Number (727) 919-3913 Fax Number (727) 922-2298

Name and Title of Representative David Lucadano, President / Owner
(Please Print)

Representative's Signature

Date August 17, 2025

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
FUTURE AMENITY LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

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

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

PART 1

General Landscape Maintenance **$ 24,210.90 /yr.**

- Storm Cleanup 85.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$500.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

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

$75.00 /hr. for employee with hand-held hose

$ 350.00 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 1,380.00 /yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	50	$ 93.00
April	PreM	0.5	25	$ 41.50
April	Soluble Nitrogen	1	50	$ 83.00
June	Slow Release Nitrogen	1	50	$ 83.00
August	Fe Foliar	0.5	25	$ 41.50
October	Complete fert + PreM	1	50	$ 83.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	50	$ 83.00
April	Soluble Nitrogen	0.5	25	$ 41.50
May	Slow Release Nitrogen	1	50	$ 83.00
July	Fe Foliar	0.5	25	$ 41.50
August	Slow Release Nitrogen	1	50	$ 65.00
October	Complete fert + PreM	1	50	$ 83.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	50	$ 83.00
June	Complete fert	5	50	$ 83.00
October	Complete fert	5	50	$ 60.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
June	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
October	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00
November	8N-0P2O5-12K2O+4Mg	1.5	50	$ 83.00

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

.

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

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

PART 3

Pest Control (All labor and materials) **$ 661.50 /yr.**

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

$ 300.00/tree /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sylvester	1	1	$75.00	0
Anodidia	0	1	$75.00	0

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 500.00 / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$ 1,455.30 /yr.**

PART 5

Freeze Protection (description of ability)
Assuring all irrigation components are bled of water, shut down and protected from any possible damage

$300.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

See attached price list.

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

125 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65.00 /CY
(app. October) $ 8,125.00 /installation

And

100 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65.00 /CY
(app. April $ 6,500.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 14,625.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 27,707.70 / 4th annual renewal

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3913 Fax Number (727) 922-2298

Name and Title of Representative David Lucadano, President / Owner
(Please Print)

Representative's Signature

Date August 17, 2025

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	$ 2,300.00 / event
Pond bank mowing, including line-trimming to water's edge:	$ 1,500.00 / event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	$ 2,600.00 / event
Tree Lifting:	$ 300.00/ tree / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	$ $75.00 / tree / event

LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	$75.00	Hour
B.	Bush-Hog w/operator	$175.00	Hour
C.	Tractor w/operator	$175.00	Hour
D.	Supervisor with Transportation	$100.00	Hour
E.	Laborer with hand equipment	$65.00	Hour
F.	Truck w/driver	$100.00	Hour
G.	Irrigation Tech	$75.00	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	$75.00	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	$100.00	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	$75.00	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	$100.00	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	$75.00	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	$100.00	Hour
N.	Laborer for Additional Trash Pick-Up	$60.00	Hour
O.	Lump Sum Mowing ([1]), entire community	$3,800.00	Per Mow

[1] Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Labor rate for storm cleanup	$500.00 per Crew Hour
Labor for Emergency Service	$100.00 Per Hour

B. Debris removal equipment unit costs:

Skid Steer	$150.00 per Hour
Tractor / Loader	$250.00 per Hour
Dump Truck	$350.00 per Hour

C. Other emergency/disaster related unit costs:

Hauling	$150.00 per Hour
Debris Disposal	$75.00 per Yard

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Item Name	Category Name	Item Type	Purchase Unit Type	Item Cost
1/8" Coupling*	Irrigation	Material	EA	$ 0.43
1/8" Tee*	Irrigation	Material	EA	$ 1.50
1/2" Cap*	Irrigation	Material	EA	$ 0.57
1/2" Coupling*	Irrigation	Material	EA	$ 0.43
1/2" Crimp Clamps*	Irrigation	Material	EA	$ 0.43
1/2" Female 90*	Irrigation	Material	EA	$ 0.43
1/2" Female Adaptor*	Irrigation	Material	EA	$ 0.43
1/2" Figure 8 Line End*	Irrigation	Material	EA	$ 0.11
1/2" Flex*	Irrigation	Material	EA	$ 0.86
1/2" Funny 90 Barb Fitting*	Irrigation	Material	EA	$ 1.14
1/2" Insert Barb Coupling*	Irrigation	Material	EA	$ 1.43
1/2" Liquid Tight MA*	Irrigation	Material	EA	$ 3.12
1/2" Male Adaptor*	Irrigation	Material	EA	$ 0.43
1/2" PVC Pipe (Purple)*	Irrigation	Material	FT	$ 0.37
1/2" PVC Pipe (White)*	Irrigation	Material	FT	$ 0.20
1/2" Slip 90*	Irrigation	Material	EA	$ 0.43
1/2" Slip Fix*	Irrigation	Material	EA	$ 5.89
1/2" Street 90*	Irrigation	Material	EA	$ 0.87
1/2" SXT Cap*	Irrigation	Material	EA	$ 0.74
1/2" Tee SXSXS*	Irrigation	Material	EA	$ 0.57
1/2" Tee SXTXS**	Irrigation	Material	EA	$ 0.86
3/4" Cap SXS*	Irrigation	Material	EA	$ 0.74
3/4" Coupling*	Irrigation	Material	EA	$ 0.57
3/4" Drip Feed Straight Connector*	Irrigation	Material	EA	$ 1.43
3/4" Female 90*	Irrigation	Material	EA	$ 0.86
3/4" Female Adaptor*	Irrigation	Material	EA	$ 0.71
3/4" Flex*	Irrigation	Material	EA	$ 1.00
3/4" Male Adaptor*	Irrigation	Material	EA	$ 0.57
3/4" Pressure Relief Valve*	Irrigation	Material	EA	$ 159.00
3/4" PVC Pipe (Purple)*	Irrigation	Material	FT	$ 0.29
3/4" PVC Pipe (White)*	Irrigation	Material	FT	$ 0.29
3/4" Slip 90*	Irrigation	Material	EA	$ 0.57
3/4" Slip Fix*	Irrigation	Material	EA	$ 8.29
3/4" Street 90 XST*	Irrigation	Material	EA	$ 1.20
3/4" Tee SXSXS*	Irrigation	Material	EA	$ 0.86
3/4" x 1/2" RB SXS*	Irrigation	Material	EA	$ 0.71
3/4" x 1/2" RB SXT*	Irrigation	Material	EA	$ 0.86
3/4" x 1/2" ST 90*	Irrigation	Material	EA	$ 1.43

3/4" x 1/2" Tee*	Irrigation	Material	EA	$ 0.86
1" Back Flow - Apollo 4A Pressure Vacuum Breaker 1 in. Bronze with Ball Valves*	Irrigation	Material	EA	$ 152.00
1" Cap SXS*	Irrigation	Material	EA	$ 0.71
1" Coupling*	Irrigation	Material	EA	$ 1.00
1" Female Coupling	Irrigation	Material	EA	$ 0.64
1" Flex*	Irrigation	Material	EA	$ 1.57
1" Hunter PGV SXS*	Irrigation	Material	EA	$ 14.29
1" Hunter Valve with Flow Control	Irrigation	Material	EA	$ 74.29
1" Irritol Valves SXS**	Irrigation	Material	EA	$ 16.00
1" Male Adaptor*	Irrigation	Material	EA	$ 1.14
1" Pressure Relief Valve*	Irrigation	Material	EA	$ 117.14
1" PVC Pipe (Purple)*	Irrigation	Material	FT	$ 0.57
1" PVC Pipe (White)*	Irrigation	Material	FT	$ 0.29
1" RainBird DV 100 SXS*	Irrigation	Material	EA	$ 14.29
1" Slip 90*	Irrigation	Material	EA	$ 0.86
1" Slip Fix*	Irrigation	Material	EA	$ 9.43
1" Street 90 SXT*	Irrigation	Material	EA	$ 1.68
1" SXS Ball Valve*	Irrigation	Material	EA	$ 3.14
1" SXT Cap	Irrigation	Material	EA	$ 1.29
1" Tee SXSXS*	Irrigation	Material	EA	$ 1.14
1" x 1/2" x 1" SXT*	Irrigation	Material	EA	$ 2.57
1" x 3/4" RB SXT*	Irrigation	Material	EA	$ 0.57
1" x 3/4" SXS*	Irrigation	Material	EA	$ 1.00
1" x 3/4" x 1" SXT*	Irrigation	Material	EA	$ 2.71
1-1/4" Cap SxS*	Irrigation	Material	EA	$ 0.86
1-1/4" Cap SxT*	Irrigation	Material	EA	$ 1.40
1-1/4" Coupling*	Irrigation	Material	EA	$ 1.29
1-1/4" Male Adaptor *	Irrigation	Material	EA	$ 2.80
1-1/4" PVC Pipe*	Irrigation	Material	FT	$ 0.57
1-1/4" Slip 90*	Irrigation	Material	EA	$ 1.43
1-1/4" Slip Fix*	Irrigation	Material	EA	$ 10.71
1-1/4" Slip Tee*	Irrigation	Material	EA	$ 1.43
1-1/2" Coupling*	Irrigation	Material	EA	$ 1.14
1-1/2" Female Adaptor*	Irrigation	Material	EA	$ 2.00
1-1/2" Flex*	Irrigation	Material	EA	$ 4.29
1-1/2" Hunter Scrubber Valve	Irrigation	Material	EA	$ 168.75
1-1/2" Irritrol Valve 200B*	Irrigation	Material	EA	$ 71.43

1-1/2" Male Adaptor*	Irrigation	Material	EA	$ 1.86
1-1/2" PGA*	Irrigation	Material	EA	$ 85.71
1-1/2" PVC*	Irrigation	Material	FT	$ 0.86
1-1/2" RainBird Scrubber Valve*	Irrigation	Material	EA	$ 240.00
1-1/2" Slip 45*	Irrigation	Material	EA	$ 3.14
1-1/2" Slip 90*	Irrigation	Material	EA	$ 1.43
1-1/2" Slip Cap*	Irrigation	Material	EA	$ 0.86
1-1/2" Slip Fix*	Irrigation	Material	EA	$ 14.29
1-1/2" Tee*	Irrigation	Material	EA	$ 2.86
1-1/2" x 1" RB SxT*	Irrigation	Material	EA	$ 1.29
1-1/2" x 1/2" RB*	Irrigation	Material	EA	$ 1.01
1-1/2" x 1/2" Tee*	Irrigation	Material	EA	$ 2.14
1-1/2" x 1-1/4" RB*	Irrigation	Material	EA	$ 1.71
2" 2lb PVC CK Valve*	Irrigation	Material	EA	$ 63.00
2" Brass Gate Valve Wheel*	Irrigation	Material	EA	$ 37.57
2" Brass Gate Valve*	Irrigation	Material	EA	$ 55.00
2" Coupling*	Irrigation	Material	EA	$ 1.44
2" Elbow*	Irrigation	Material	EA	$ 2.96
2" Female Adaptor*	Irrigation	Material	EA	$ 1.71
2" Funny Fitting*	Irrigation	Material	EA	$ 1.14
2" Gate Valve*	Irrigation	Material	EA	$ 34.29
2" Hunter Scrubber Valve*	Irrigation	Material	EA	$ 214.29
2" Irritrol Valve w/ Flow Control*	Irrigation	Material	EA	$ 131.43
2" Irritrol Valve*	Irrigation	Material	EA	$ 131.43
2" Male Adaptor*	Irrigation	Material	EA	$ 3.34
2" PGA Valve*	Irrigation	Material	EA	$ 131.43
2" PVC Pipe (Purple)*	Irrigation	Material	FT	$ 1.43
2" PVC Pipe (White)*	Irrigation	Material	FT	$ 1.45
2" RainBird Scrubber Valve*	Irrigation	Material	EA	$ 186.00
2" SCH 40 (White)*	Irrigation	Material	FT	$ 1.03
2" Slip 45*	Irrigation	Material	EA	$ 2.40
2" Slip 90*	Irrigation	Material	EA	$ 2.05
2" Slip Cap*	Irrigation	Material	EA	$ 1.05
2" Slip Fix*	Irrigation	Material	EA	$ 20.00
2" SXS Ball Valve*	Irrigation	Material	EA	$ 12.00
2" Tee*	Irrigation	Material	EA	$ 3.57
2" VU-Flow Guard*	Irrigation	Material	EA	$ 7.29
2" x 1" RB*	Irrigation	Material	EA	$ 4.30

2" x 1-1/2" MA*	Irrigation	Material	EA	$ 3.14
2" x 1-1/2" Reducer*	Irrigation	Material	EA	$ 2.80
2-1/2" 90*	Irrigation	Material	EA	$ 6.20
2-1/2" Brass Gate Valve*	Irrigation	Material	EA	$ 56.29
2-1/2" Cap*	Irrigation	Material	EA	$ 3.50
2-1/2" Coupling*	Irrigation	Material	EA	$ 3.86
2-1/2" MA*	Irrigation	Material	EA	$ 4.00
2-1/2" PVC Pipe*	Irrigation	Material	FT	$ 2.14
2-1/2" RB 2" SXS*	Irrigation	Material	EA	$ 2.45
2-1/2" Slip Fix*	Irrigation	Material	EA	$ 37.14
2-1/2" Tee*	Irrigation	Material	EA	$ 9.00
2-1/2" x 1" RB*	Irrigation	Material	EA	$ 2.57
2-1/2" x 1/2" RB*	Irrigation	Material	EA	$ 3.40
2-1/2" x 1-1/2" Tee*	Irrigation	Material	EA	$ 6.77
2-1/2" x 2" MA*	Irrigation	Material	EA	$ 5.00
2-1/2" x 2" RB*	Irrigation	Material	EA	$ 3.71
3" 90*	Irrigation	Material	EA	$ 7.50
3" Brass Gate Valve*	Irrigation	Material	EA	$ 214.29
3" Coupling*	Irrigation	Material	EA	$ 4.75
3" Female Adaptor*	Irrigation	Material	EA	$ 5.43
3" Male Adaptor*	Irrigation	Material	EA	$ 6.00
3" Mega Lug*	Irrigation	Material	EA	$ 60.28
3" PVC Pipe (Reclaimed/Purple)*	Irrigation	Material	FT	$ 3.14
3" PVC Pipe*	Irrigation	Material	FT	$ 3.14
3" Slip Cap*	Irrigation	Material	EA	$ 3.71
3" Slip Fix*	Irrigation	Material	EA	$ 42.86
3" Tee*	Irrigation	Material	EA	$ 11.00
3" Transitional Gasket Kits*	Irrigation	Material	EA	$ 45.00
3" x 2" Reducer*	Irrigation	Material	EA	$ 5.25
4" 90*	Irrigation	Material	EA	$ 14.00
4" Coupling*	Irrigation	Material	EA	$ 10.29
4" PVC Pipe*	Irrigation	Material	FT	$ 5.03
4" Rotor*	Irrigation	Material	EA	$ 14.29
4" Slip Cap*	Irrigation	Material	EA	$ 10.00
4" Slip Fix*	Irrigation	Material	EA	$ 65.00
4" Tee*	Irrigation	Material	EA	$ 20.00
6" RainBird Spray Head*	Irrigation	Material	EA	$ 12.32
6" Rotor*	Irrigation	Material	EA	$ 25.71
6" Soil Staples*	Irrigation	Material	EA	$ 0.20

4" RainBird Spray Head*	Irrigation	Material	EA	$ 8.22
6" RainBird Spray Head*	Irrigation	Material	EA	$ 12.32
12" RainBird Spray Head*	Irrigation	Material	EA	$ 13.14
7" Round Purple Valve Box*	Irrigation	Material	EA	$ 14.29
9-Volt Battery*	Irrigation	Material	EA	$ 7.40
10" Round Valve Box*	Irrigation	Material	EA	$ 22.86
10" Valve Box Red Reclaim*	Irrigation	Material	EA	$ 20.00
14" x 19" x 12" Reclaim*	Irrigation	Material	EA	$ 22.86
19" x 6" Green Valve Box*	Irrigation	Material	EA	$ 14.29
Jumbo 13"x 20" x 12" Reclaim*	Irrigation	Material	EA	$ 42.86
Jumbo Valve Box Green Lid*	Irrigation	Material	EA	$ 65.00
Reclaim Caps*	Irrigation	Material	EA	$ 4.14
Rectangle Green Lid 1/2" Figure 8 Line End*	Irrigation	Material	EA	$ 0.46
14/1 Gauge RED*	Irrigation	Material	FT	$ 0.29
14/1 Gauge Wire White*	Irrigation	Material	FT	$ 0.29
18/10 Gauge Wire*	Irrigation	Material	FT	$ 0.74
18/12 Gauge Wire*	Irrigation	Material	FT	$ 0.77
18/13 Gauge Wire*	Irrigation	Material	FT	$ 1.00
18/2 Gauge Wire*	Irrigation	Material	FT	$ 0.37
18/25 Gauge Wire*	Irrigation	Material	FT	$ 1.43
18/4 Gauge Wire*	Irrigation	Material	FT	$ 0.34
18/5 Gauge Wire*	Irrigation	Material	FT	$ 0.37
18/6 Gauge Wire*	Irrigation	Material	FT	$ 0.71
18/7 Gauge Wire*	Irrigation	Material	FT	$ 0.69
Bare Copper Ground Wire 6 Gauge 500ft (20ft)	Irrigation	Material	EA	$ 20.58
2 Station Doubler*	Irrigation	Material	EA	$ 160.00
4 Station Doubler*	Irrigation	Material	EA	$ 145.71
40/60*	Irrigation	Material	EA	$ 20.00
5-Horse Single Face Control Box*	Irrigation	Material	EA	$ 470.00
12-ST Conventional Plastic Wall Mount Controller*	Irrigation	Material	EA	$ 875.00
Add Zone*	Irrigation	Material	EA	$ 200.00
Adjustable Bubbler*	Irrigation	Material	EA	$ 2.57
All Other Nozzle*	Irrigation	Material	EA	$ 1.65
Bag of Asphalt*	Irrigation	Material	EA	$ 13.43
Black King Wire Nuts*	Irrigation	Material	EA	$ 1.50
Blue King Wire Nuts*	Irrigation	Material	EA	$ 1.50

Concrete Donuts*	Irrigation	Material	EA	$ 1.29
Copper Grounding Plate 4"x 96"	Irrigation	Material	EA	$ 309.49
Drip Coupling*	Irrigation	Material	EA	$ 0.29
Drip Figure 8*	Irrigation	Material	EA	$ 1.34
Drip Line*	Irrigation	Material	FT	$ 1.00
EZ - Single Decoder Station*	Irrigation	Material	EA	$ 100.00
Fixed Bubbler*	Irrigation	Material	EA	$ 2.86
Funny Pipe Fitting (EA)*	Irrigation	Material	EA	$ 1.14
Grounding Rod with 15 ft of 6 AWG Bare Wire 5/8" x 8'	Irrigation	Material	EA	$ 80.23
High Jumbo 14x20*	Irrigation	Material	EA	$ 65.51
Hunter 2-Wire*	Irrigation	Material	FT	$ 147.36
Hunter ACC2 2-Wire Controller 75 Station Steel Wall Mount*	Irrigation	Material	EA	$ 1,475.13
Hunter ACC2 Decoder Controller Module 75 Station Plastic*	Irrigation	Material	EA	$ 1,399.99
Hunter ACC2 Decoder Expansion Module 75 Station*	Irrigation	Material	EA	$ 540.00
Hunter ACC2 Expansion Module 6 Station*	Irrigation	Material	EA	$ 315.00
Hunter Cell Fee	Irrigation	Material	Dollars	$ 114.29
Hunter Cellular Communication ACC2 Module*	Irrigation	Material	EA	$ 710.00
Hunter Cellular Communication ICC2 Module*	Irrigation	Material	EA	$ 653.36
Hunter DC Solenoid*	Irrigation	Material	EA	$ 54.86
Hunter Dual Decoder 100*	Irrigation	Material	EA	$ 150.00
Hunter ICC - 4 Station Module*	Irrigation	Material	EA	$ 85.00
Hunter ICC/ICC2 Expansion Module 8 Station*	Irrigation	Material	EA	$ 150.00
Hunter ICC2 - 22 Station Module*	Irrigation	Material	EA	$ 300.00
Hunter ICC2 Module 8 Controller*	Irrigation	Material	EA	$ 270.00
Hunter ICD 100*	Irrigation	Material	EA	$ 142.86
Hunter Node 100*	Irrigation	Material	EA	$ 137.14
Hunter Node 200*	Irrigation	Material	EA	$ 200.00
Hunter Node 400*	Irrigation	Material	EA	$ 250.00
Hunter Relay Booster*	Irrigation	Material	EA	$ 248.70

Hunter Shrub Adaptor*	Irrigation	Material	EA	$ 0.86
Hunter Solenoid*	Irrigation	Material	EA	$ 34.86
Hunter Wireless Rain Sensor*	Irrigation	Material	EA	$ 80.00
Hunter X2 Wifi 4 Station Controller	Irrigation	Material	EA	$ 90.00
Hunter X2 Wifi 6 Station Controller	Irrigation	Material	EA	$ 128.00
Hunter X2 Wifi 8 Station Controller	Irrigation	Material	EA	$ 154.00
ICM 600*	Irrigation	Material	EA	$ 134.29
ICM 800*	Irrigation	Material	EA	$ 142.86
IRR - Misc. Hardware	Irrigation Materials	Material	EA	$ 150.00
Irrigation Misc Fittings	Irrigation Materials	Material	Dollars	$ 1.00
Irritol DC Latching Solenoid Assembly*	Irrigation	Material	EA	$ 30.82
Maxi Jet Nozzle*	Irrigation	Material	EA	$ 3.14
Micro Spray Head*	Irrigation	Material	EA	$ 3.14
Mini Click Rain Sensor*	Irrigation	Material	EA	$ 22.86
Mini Click Rain Sensor*	Irrigation	Material	EA	$ 25.00
Miscellaneous Parts	Irrigation	Material	EA	$ 200.00
Poly Riser Extension 1/2 in. x 1 in. MIPT*	Irrigation	Material	EA	$ 0.71
Poly Riser Extension 1/2 in. x 4 in. MIPT*	Irrigation	Material	EA	$ 0.71
Poly Riser Extension 3/4 in. x 1 in. MIPT*	Irrigation	Material	EA	$ 0.71
Poly Riser Extension 3/4 in. x 4 in. MIPT*	Irrigation	Material	EA	$ 0.71
Pot Stakes*	Irrigation	Material	EA	$ 1.00
Rain Bird Controller TM2 Outdoor 6 Station	Irrigation	Material	EA	$ 148.00
RainBird - 1 Station Decoder*	Irrigation	Material	EA	$ 171.43
RainBird ESP-ME Controller*	Irrigation	Material	EA	$ 175.00
RainBird Solenoid*	Irrigation	Material	EA	$ 48.14
40lbs Concrete Bag*	Irrigation	Material	EA	$ 6.00
Rusco Poly Nipple 1/2" x Closes MIPT *	Irrigation	Material	EA	$ 0.37
Soil/Dirt Bag*	Irrigation	Material	EA	$ 3.43
Toro Figure 8 - 16MM*	Irrigation	Material	EA	$ 0.24
XCH Hybrid 600*	Irrigation	Material	EA	$ 342.86

After The Storm

After the storm has left our area and conditions are safe for our staff to access allowable areas, we will immediately begin the process of inspecting properties and addressing service in a three-phase manner as follows:

PHASE 1 - EMERGENCIES (as listed above): Fallen trees will be cut and safely stacked close to the area of origin. Crews will then move on to address the next emergency until we are assured that all emergency scenarios on each of our client properties are addressed.

PHASE 2 - LARGE AESTHETICS: Fallen trees throughout the property that are not considered emergencies will either be re-planted / staked or removed, cut up and stored in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 3 - AESTHETICS: Small debris, branches and necessary blowing will be performed throughout the property. Debris will be stacked in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 4 - DEBRIS PICK-UP: As a last step in the storm clean-up process, debris piles will be removed from the property.

Project Component	Description
Emergency Storm Response	• Immediate emergency response team to remove trees from blocking streets, sidewalks and doorways. • Immediate emergency response team to remove trees off of structures or vehicles. • Crew will cut and stack debris in a safe location for removal at a non-emergency time. • Crew consists of (3) skilled arbor care specialists, a large grapple loader, a chipper, an aerial device, dump trucks and all necessary chainsaws / roping systems. • A Certified Arborist will direct the crew and be onsite to document conditions for insurance claims.
Post-Storm Property Service Recovery (Arbor Care)	• Post-emergency removal of fallen trees. • Post-emergency removal of large fallen debris. • Post-emergency stump grinding. • Includes debris removal, hauling fees and dumping fees. • Crew consists of (3) skilled arbor care specialists, a large grapple loader, a chipper, an aerial device, dump trucks and all necessary chainsaws / roping systems. • A Certified Arborist will direct the crew and assure that all damaged trees are properly assessed for hazard declarations or restorative pruning instruction.
Post-Storm Property Service Recovery	• Post-emergency removal of fallen light to medium debris. • Blowing of all hard surface areas. • Includes debris removal, hauling fees and dumping fees. • Crew consists of (6) grounds maintenance specialists. • Note that this work can be traded for scheduled / contracted grounds maintenance services if the Client so chooses.

Pricing Schedule

Service Component	Description	Hourly Rate
Heavy Equipment	Loader / skid steer / grapple unit	$ 300.00
Wood Chipper	12" Diameter chipper	$ 250.00
Tree Specialst	Trained climber	$ 200.00
Heavy Equipment Operator	Operator of heavy equipment	$ 150.00
Chainsaw Operator	Operator of chainsaw on ground	$ 95.00
General Labor	Labor to drag debris, rake and load	$ 75.00
Truck Load of Debris	Loading, hauling and dumping fees per truck	$ 900.00
Mobilization	Per day mobiilization of staff and equipment	$ 500.00

Pre-Approved Authorization Amount (Not To Exceed Without Additional Approval):

$_____

NOTE: Pre-approved clients receive first and priority response over any clients requesting proposals post the storm. After a storm, management time to prepare proposals is limited and it is a secondary activity to disaster relief and recovery for those clients who request and approve immediate action on their properties.

Authorized Board Representative **Title of Authorized Representative** **Date of Approval**

EXHIBIT "A" - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Deerbrook CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) **POND MOWING** – All pond banks identified as such (green) on the overall Deerbrook Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not

present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars.

(This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Deerbrook. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall

pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) **WEEDS AND GRASSES** – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) **MAINTENANCE OF PAVED AREAS** – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as

these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It

shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-

release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005)Archival copy: for current recommendations see http://edis.ifas.ufl.edu or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.
For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers
   1. Semi-automatic start of the automatic irrigation controller
   2. Check for proper operation
   3. Program necessary timing changes based on site conditions
   4. Lubricate and adjust mechanical components
   5. Test back up programming support devices

B. Water Sources
   1. Visual inspection of water source
   2. Clean above ground strainers and filters
   3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
   4. Test automatic protection devices

C. Irrigation Systems
   1. Manual test and inspection of each irrigation zone
   2. Clean and raise heads as necessary
   3. Adjust arc pattern and distance for required coverage areas
   4. Clean out irrigation valve boxes

D. Report
   1. Irrigation operation time
   2. Irrigation start time
   3. Maintenance items performed
   4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such

repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5
INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

[END OF SECTION]

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1.Personnel **(20 Points Possible) (____ Points Awarded)**

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.Peter Lucadano	40+	CEO /Owner	Operations & Finance
2.David Lucadano	40+	President / Owner	Operations & Management
3.Kevin Smith	30	Landscape Manager	Landscape Operations
4.Benjamin Garland	20	General Manager	Oversees Scope of Work
5.John Burkett	50+	Crew Operations Supervisor	GM Operations Supervison

Proposed Staffing Level

Landscape Maintenance staff will include; 29 laborers, 8 Supervisors, and 6 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.Juan Flores	20	Landscape Install Supervisor	Landscape Crew Supervision
2.Martin Flores	21	Lead Arborcare Supervisor	Arborcare Supervision
3.Tommy Wilson	30	Florida Licensed Applicator	PC / Fert Supervision
4.Matt Olson	40+	Irrigation Manager	Irrigation Supervision

2. Experience **(25 Points Possible) (____ Points Awarded)**

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Westchase CDD - Tampa, FL

   Contact: Dave Sylvanowicz Contact Phone: (813) 920-4268

   Project Type/Description: Community Development District

   Dollar Amount of Contract: $850K

   Your Company's Detailed Scope of Services for Project:

   Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

   Duration of Contract: START DATE: 2024 END DATE: current

2. Project Name/Location: Long Lake Ranch CDD - Lutz, FL

   Contact: Patricia Thibault Contact Phone: (407) 221-9153

   Project Type/Description: Community Development District

   Dollar Amount of Contract: $250K

   Your Company's Detailed Scope of Services for Project:

   Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

   Duration of Contract: START DATE: 2021 END DATE: current

3. Project Name/Location: Preserve at Wilderness Lake CDD - Wesley Chapel, FL

   Contact: Tish Dobson Contact Phone: (813) 758-4841

   Project Type/Description: Community Development District

   Dollar Amount of Contract: $260K

Your Company's Detailed Scope of Services for Project:

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2017 END DATE: current

4. Project Name/Location: Deerbrook CDD - Wesley Chapel, FL

Contact: Lynn Hayes Contact Phone: (813) 994-1001

Project Type/Description: Community Development District

Dollar Amount of Contract: $180K

Your Company's Detailed Scope of Services for Project:

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2024 END DATE: current

5. Project Name/Location: The Verandahs CDD - Hudson, FL

Contact: Sean Craft Contact Phone: (813) 994-1001 x 7858

Project Type/Description: Community Development District

Dollar Amount of Contract: $130K

Your Company's Detailed Scope of Services for Project:

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2024 END DATE: current

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT

1. Proposer: RedTree Landscape Systems, LLC ☐/A Partnership
[Company Name] ☒/ A Corporation
☐ A Subsidiary Corporation

2. Parent Company Name: RedTree Landscape Systems, LLC

3. Parent Company Address:

Street Address 5532 Auld Lane

P.O. Box (if any) _____

City Holiday State FL Zip Code 34690

Telephone (727) 919-3915 Fax no. (727) 922-2298

1st Contact Name Peter Lucadano Title CEO / Owner

2nd Contact Name David Lucadano Title President / Owner

4. Proposer Company Address (if different):

Street Address same as above

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the office from which the proposer would provide services to Bexley CDD. Street

Address 5532 Auld Lane

City Holiday State Florida Zip Code 34690

Telephone (727) 919-3915 Fax No. (727) 922-2298

1st Contract Name Peter Lucadano Title CEO / Owner

6. Is the Proposer incorporated in the State of Florida? Yes (X No ( )

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (X No ( )

  If no, please explain _____

- Date incorporated 12/05/2017 Charter No. 82-359-1450

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____
- Is the company in good standing with the State? Yes ( ) No ( )

  If no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer's company authorized to do business in the State of Florida?

  Yes ( ) No ( )

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (X No ( )

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client. See attached sheet on next page

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22)10.2MM, (23) 12.6MM, (24) 14.4MM.

COMMMUNITY DEVELOPMENT DISTRICTS CURRENTLY UNDER CONTRACT

- **The Preserve at Wilderness Lake Community Development District**
  - **2017 - current**

- **Lakeshore Ranch Community Development District**
  - **2022 - current**

- **Westchase Community Development District**
  - **2024 - current**

- **Deerbrook Community Development District**
  - **2024 - current**

- **The Verandahs Community Development District**
  - **2024 - current**

THIS IS NOT AN EXHAUSTIVE LIST AND MORE EXAMPLES ARE AVAILABLE UPON REQUEST.

9. What are the Proposer's current insurance limits?

General Liability	$ 2MM
Automobile Liability	$ 1MM
Umbrella Coverage	$ 1MM
Workers Compensation	$ 1MM
Expiration Date	4/1/2026

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes (O) No (X) If so, state the name(s) of the company (ies)_____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?
Yes (O) No (X) If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?
Yes (O) No (X) If so, state name of individual, other organization and reason therefore. _____

13. List any and all litigation to which the Proposer, any personnel to work at Deerbrook, any officer and/or employee of the Proposer has been a party in the last five (5) years. _____
see following page.

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes (O) No (X) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof._____

RedTree response to point 13 - Litigation

- **LAKE CHASE CDD: RedTree Landscape Systems filed suit against Lake Chase CDD for failing to pay for services received. Lake Chase CDD had previously been a good client who paid their invoices regularly, but two new Board members found their way on to the Board and began to instruct the District Manager to perform nefarious business practices with vendors, including withholding payments for completed work. Once RedTree Landscape Systems filed suit and court ordered mediation began, Lake Chase CDD's legal counsel easily saw that RedTree Landscape Systems was owed their money. Lake Chase CDD then paid RedTree Landscape Systems for all invoices previously withheld including court costs and attorney's fees. Upon receipt of full payment and additional fees, RedTree Landscape Systems withdrew the lawsuit. The matter was officially resolved and closed.**

- **HARBOR BAY CDD: RedTree Landscape Systems filed suit against Harbor Bay CDD for failing to pay for services received. Harbor Bay CDD unfortunately has a history of attempting to short-pay vendors, and they attempted this unsavory tactic with RedTree Landscape Systems while being in the midst of litigation with their past management company, an engineering firm, and other vendors. Once RedTree Landscape Systems filed suit and RedTree's legal counsel began deposing, Harbor Bay CDD's legal counsel easily saw that RedTree Landscape Systems was owed their money. Harbor Bay CDD's legal counsel advised their client to pay RedTree Landscape Systems for the services that were factually delivered, but Harbor Bay CDD fought back against their own legal counsel to the point where their legal counsel resigned from Harbor Bay CDD. New legal counsel strongly advised Harbor Bay CDD that they needed to pay RedTree Landscape Systems for services that were factually delivered, and ultimately Harbor Bay CDD then paid RedTree Landscape Systems for all invoices previously withheld including court costs and attorney's fees. Upon receipt of full payment and additional fees, RedTree Landscape Systems withdrew the lawsuit. The matter was officially resolved and closed.**

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Westchase CDD / Dave Sylvanowicz / (813) 920-4268 / $850K / 2024 - current

Long Lake Ranch CDD / Patricia Thibault / (407) 221-9153 / $250K / 2021 - current

Preserve at Wilderness Lake CDD / Tish Dobson / (813) 758-4841 / $260K / 2017 - current

Deerbrook CDD / Lynn Hayes / (813) 994-1001 ext 8817 / $180K / 2024 - current

The Verandahs CDD / Sean Craft / (813) 994-1001 ext 7858 / $130K / 2024 =- current

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

Crosswynde - Joe Boldiga - (727) 566-2049 - new ownership[wanted to reduce budget.

Talavera CDD - Sean Craft - (727) 260-2223 - developer turnover - District accepted lower bid.

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year. For information regarding financial statements, etc. please contact our Accountant, Nancy Leins, CPA (813) 760-5112.

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
Licenses and Certifications are attached to this proposal.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Benjamin Garland	Account Manager	
Name	Position	
Oversees entire scope of services	20	15
Type of Work	Yrs. Exp.	Yrs. With Firm
Martin Flores	Arborcare Supervisor	
Name	Position	
Oversees Arborcare Operations	22	22
Type of Work	Yrs. Exp.	Yrs. With Firm
Juan Flores	Landscape Installation Supervisor	
Name	Position	
Landscape Operations	20	18
Type of Work	Yrs. Exp.	Yrs. With Firm
John Burkett	Field Supervisor	
Name	Position	
GM Operations		
Type of Work	Yrs. Exp.	Yrs. With Firm

Matt Olson		Irrigation Manager
Name		Position
Irrigation Department Manager	25	5
Type of Work	Yrs. Exp.	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Deerbrook CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Deerbrook CDD should consider the Proposer for proposing on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

RedTree Landscape Systems, LLC

Name of Proposer

By: _____

David Lucadano, President / Owner

[Type Name and Title of Person Signing]

This 17th day of August, 2025.

(Corporate Seal)

Sworn to before me this 17th day of August, 2025.

DACIA KRISTEEN TROMBETTA
MY COMMISSION # HH 694338
EXPIRES: July 28, 2029

(Seal) Notary Public/Expiration Date

OFFICERS

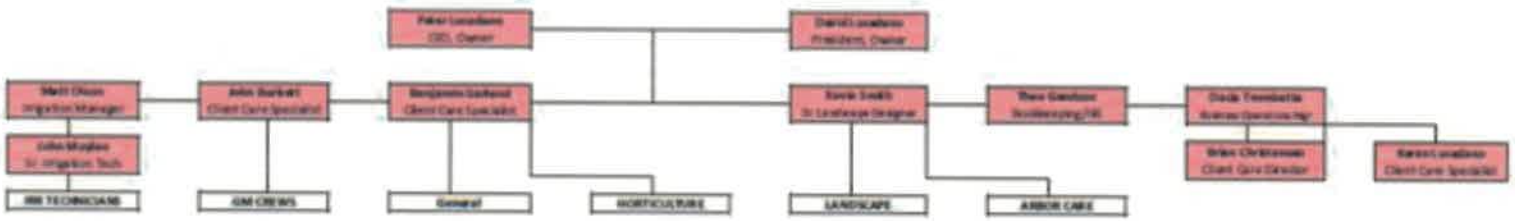
PROPOSER: RedTree Landscape Systems, LLC DATE: August 17, 2025

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Peter Lucadano	CEO / Owner	Oversees Company Operations and Finance	Holiday, FL
David Lucadano	President / Owner	Oversees Company Operations and Management	Holiday, FL
FOR PARENT COMPANY (if applicable)			

redtree
Landscape Systems

ORGANIZATIONAL CHART 2025



LANDSCAPE STAFFING PLAN

Service	Assigned Staff	Days	Per	Work Description
Mowing	**14**	**1**	**Week**	Mowing, edging and line trimming of all turf areas. Includes debris and trash pick up and blowing of all hard surfaces.
Detail	**6**	**1**	**week**	Shrub pruning, tree canopy elevations, planter bed weeding and herbicide application in all planter beds and pavement joints. Includes debris and trash pick up, removal and dumping.
Pest Control & Fertilization	**2**	**1**	**Week**	Fertilization and pest control for all ornamentals, palm trees and turf areas. Includes all necessary service calls at no additional charge.
Irrigation	**2**	**1**	**Week**	Comprehensive irrigation management checks on all common area and individual home irrigation systems. Includes service calls received througout the week and monthly reports generated post inspection.
Arbor Care	**6**	**Up to 12 times**	**Year**	Trimming and booting of all palm trees, and structural elevation of all hardwood tree canopies. Includes any special pruning and removal projects that are out of the scope of the contract.
Mulch Installation	**6**	**8**	**Year**	Installation of designated mulch material in all existing planter beds at a potential frequency of (2) mulching events per year.
Account Management	**2**	**52**	**Weeks**	Consistent oversight of quality and field production, and interaction with District Management to assure expedited proposal submittals and efficient execution of requests.
Administrative Staff	**8**	**52**	**Weeks**	Live staffed Service Desk to accommodate any work order submitted by District Management and assure quick assignment of work task, communication of task being completed and supplemental necessary details back to District Management.

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

EQUIPMENT LIST

TRUCKS

6	Ford F-150 Pick-Up Trucks
10	Ford F-250 Pick-Up Trucks
12	Ford F-350 Dump Trucks
18	Ford F-450 Dump Trucks
5	Ford F-550 Dump Trucks
4	Ford F-700 Dump Trucks
5	Isuzu NPR Dump Trucks
2	Isuzu NPR Pest Control Tanker Trucks
1	Mack R-Model Water Tanker Truck
1	Mack F-Model Trailer Hauling Truck
12	Ford Transit Irrigation Vans
76	**TOTAL TRUCKS**

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TRAILERS

18	20' Green Thumb Enclosed Trailers
14	24' Green Thumb Enclosed Trailers
8	16' Green Thumb Enclosed Trailers
4	12' Green Thumb Enclosed Trailers
6	20' Green Thumb Open Trailers
6	24' Big Tex Heavy-Duty Flatbed Trailers
56	**TOTAL TRAILERS**

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HEAVY EQUIPMENT

6	John Deere Skid Steers w/attachments
4	John Deere Front End Loaders
4	Vermeer 12" Diameter Wood Chippers
3	Nifty 60' Articulating Mobile Arial Lifts
3	Vermeer Stump Grinders
11	John Deere Gators
4	Mobile Fertilizer & Pesticide Applicators
31	**HEAVY EQUIPMENT**

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LAWN MOWERS

5	36"	John Deere Stander Mowers
15	52"	John Deere Stander Mowers
17	60"	John Deere Riding Mowers
5	72"	John Deere Riding Mowers
14	48"	Ex-Mark Walk-Behind Mowers
18	52"	Ex-Mark Walk-Behind Mowers
28	60"	Ex-Mark Walk-Behind Mowers
6	60"	Scag Riding Mowers
5	48"	Walker Leaf-Vac Mowers
2	72"	John Deere Bushhog Tractors
110	**TOTAL MOWERS**	

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HAND TOOLS

125	Stihl Line Trimmers
145	Stihl Stick Edgers
154	Stihl Back-Pack Blowers
83	Stihl Hand-Held Blower
112	Stihl Chain Saws / Power Pruners
4	Mobile Power Blowers
8	Stihl Plant Augers
515	**TOTAL HAND TOOLS**

redtree
Landscape Systems

Arlington Ridge Community Development District

FINANCIAL CAPABILITIES AND RESOURCES

RedTree Landscape Systems LLC is a well-capitalized company, privately owned by Peter and David Lucadano.

- We are not a publicly traded company, and we have no equity investors or partners.
- Our debt ratio is low which allows us to purchase materials and assets by cash, when needed.
- We maintain excellent credit and credit lines with all our suppliers and vendors.
- We have over 2 million dollars in credit lines available to us through Ford Motor Credit and John Deere Company, to allow for truck and equipment purchases when necessary.
- All our payroll and payroll taxes are paid on a weekly basis.
- Our federal and state income taxes for our business are paid on a quarterly basis.

For more information on our financial capabilities and status, please feel free to contacts us or our CPA.

Nancy Leins, CPA
(813) 760-5112
nancyleinscpa@gmail.com

OCCUPATIONAL LICENSE

PASCO COUNTY BUSINESS TAX RECEIPT

2025

Expires September 30th

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

ACCOUNT #: 105879

SIC CODE: 0781.01

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

TYPE OF BUSINESS
LANDSCAPING SERVICE

STATE LICENSE # /or COUNTY COMP CARD #

REDTREE LANDSCAPE SYSTEMS LLC

5532 AULD LANE
HOLIDAY, FL 34690

OWNER/QUALIFYING AGENT
LUCADANO PETER

LOCATION ADDRESS:
5532 AULD LANE
HOLIDAY, FL 34690

DATE	RECEIPT	AMOUNT
07/05/2024	24-O-127438	70.00

CERTIFICATE OF INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/2/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Higginbotham Insurance Agency, Inc. 91 Lake Morton Drive Lakeland FL 33801 License#: 2081754	CONTACT NAME: Crystal Ayers PHONE (A/C, No, Ext): 863-688-5495 FAX (A/C, No): 863-688-4344 E-MAIL ADDRESS: stahlcertificateslakeland@higginbotham.net
INSURED REDTLAN-01 RedTree Landscape Systems, LLC 5532 Auld Lane Holiday FL 34690	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Southern-Owners Insurance Company — 10190 INSURER B: Auto-Owners Insurance Company — 18988 INSURER C: RetailFirst Insurance Company — 10700 INSURER D: — INSURER E: — INSURER F: —

COVERAGES CERTIFICATE NUMBER: 473914700 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 [ ] PRO-JECT [ ] LOC OTHER:			72265505	4/1/2025	4/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY [X] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			5226550501	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED X RETENTION $ 10,000			5226550502	4/1/2025	4/1/2026	EACH OCCURRENCE AGGREGATE $	$ 2,000,000 $ 2,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		52056705	10/3/2024	10/3/2025	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	CANCELLATION
Coverage Illustration	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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COMPLETED W-9 FORM

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

RedTree Landscape Systems, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

5532 Auld Lane

Requester's name and address (optional)

6 City, state, and ZIP code

Holiday, FL 34690

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 2 – 3 5 9 1 4 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 *Peter Lucadano* Date **March 20, 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

FLORIDA STATE IRRIGATION CONTRACTORS LICENSE

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

10:11:32 AM 8/12/2025

Licensee Information

Name:	**LUCADANO, PETER (Primary Name)**
	REDTREE LANDSCAPE SYSTEMS LLC (DBA Name)
Main Address:	**5532 AULD LANE HOLIDAY Florida 34690**
County:	**PASCO**

License Information

License Type:	**Certified Specialty Contractor**
Rank:	**Cert Specialty**
License Number:	**SCC131153873**
Status:	**Current,Active**
Licensure Date:	**08/07/2025**
Expires:	**08/31/2026**

Special Qualifications	Qualification Effective
Construction Business	**08/07/2025**
Irrigation Specialty Contractor	**08/07/2025**

Alternate Names

View Related License Information
View License Complaint

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

PEST CONTROL LICENSES

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF132079

LUCADANO, PETER
1746 nodding thistle drive
new port richey, FL 34655

Categories
LAWN

Issued: 07/30/2025 **Expires: 06/01/2026**

Peter Lucadano

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF118508

LUCADANO, DAVID
5532 AULD LANE
HOLIDAY, FL 34690

Categories
LAWN

Issued: 07/30/2025 **Expires: 06/01/2026**

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

CERTIFIED ARBORIST DESIGNATIONS

The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Polillian
CEO & Executive Director

14 April 2007	30 June 2028	FL-5612A
Issue Date	Expiration Date	Certification Number

ANAB ACCREDITED PERSONNEL CERTIFICATION BODY ISA Certified Arborist

The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Tree Risk Assessment Qualification

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Polillian
CEO & Executive Director

21 March 2015	05 April 2029
Issue Date	Expiration Date

BEST MANANGEMENT PRACTICES

GV3548-1
Certificate #
GV3548
Trainee ID #

UF IFAS
UNIVERSITY of FLORIDA

Certificate of Training
Best Management Practices
Florida Green Industries

Peter Lucadano

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer	D. Rainey	10/21/2008	
	Instructor	Date of Class	DEP Program Administrator

Not valid without seal

GV4001-1
Certificate #
GV4001
Trainee ID #

UNIVERSITY OF FLORIDA
IFAS EXTENSION

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

David Lucadano

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Dr. L.E. Trenholm	Trenholm	1/27/2009	
Issuer	Instructor	Date of Class	DEP Program Administrator

Not valid without seal

FNGLA CERTIFICATIONS

FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Peter Lucadano
H05549

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2027
Certified Since: 12/10/2003

Phillip Hisey, FNGLA President

Merry Mott, FNGLA Certification Director

FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano
H05548

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2027
Certified Since: 12/10/2003

Phillip Hisey, FNGLA President

Merry Mott, FNGLA Certification Director

FNGLA
CERTIFIED PROFESSIONAL
CONTRACTOR

The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano
C00200

The Title of
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2027
Certified Since: 11/7/2001

Phil Buck, FNGLA President

Merry Mott, FNGLA Certification Director

FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Kevin Smith
H9356997

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2025
Certified Since: 12/26/2022

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director

LICENSE AS DEALER IN AGRICULTURAL PRODUCTS

State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No: **AD2671**
Issue Date: October 18, 2023
Expiration Date: October 1, 2024

POST CERTIFICATE CONSPICUOUSLY

License as Dealer in Agriculture Products

Section 604.15-604.30, Florida Statutes

REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LN
HOLIDAY, FL 34690-2203

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

landscape industry certified

E-Verify Enrollment Verification

Company Name
RedTree Landscape Systems, LLC

Doing Business As (DBA) Name
—

Company ID
2394954

Enrollment Date
Mar 01, 2024

Employer Identification Number (EIN)
823591450

Unique Entity Identifier (UEI)
—

DUNS Number
051315696

Total Number of Employees
100 – 499

NAICS Cod
811

Sector
Other Services (Except Public Administration)

Subsector
Repair and Maintenance

My Company is configured to:
Verify Its Own Employees

Physical Address
5532 Auld Lane
Holiday, FL 34690

Mailing Address
Same as Physical Address

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number	L17000248407
FEI/EIN Number	82-3591450
Date Filed	12/05/2017
State	FL
Status	ACTIVE

Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

DUN & BRADSTREET REGISTRATION

The following is the Dun & Bradstreet D-U-N-S® Number for

REDTREE LANDSCAPE SYSTEMS LLC
5532 Auld Ln
Holiday, Florida 34690
727 919-3915

D-U-N-S number: 051315696

Uniting Partners Through
Exceptional Landscape Services

UNITED
Land Services

Deerbrook Community Development District

Deerbrook Community Development District

Proposal
For
Landscape & Irrigation Maintenance

8.19.2025

Pricing Valid for 90 Days Upon Receipt

8.19.2025

Deerbrook Community Development District

c/o Rizzetta

RE: Landscape Maintenance & Irrigation Proposal

Dear Deerbrook District Board,

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*™ because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- **Company History:** Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- **Agreement & Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Kyle DuBois
Business Development Manager
kdubois@unitedlandservices.com

UNITED Land Services

Providing exceptional landscape services to partners across the state of Florida.

United We Grow!

Exclusive Partnership

UNITED Land Services

Exclusive Partnership

United Land Services References

Property: **Country Club at Champions Gate**

Name: Stephanie Taylor

Email: Stephanie.taylor@fsresidential.com

Address: 8977 Dove Valley Way Four Corners, Fl 33896

Service: Maintenance free community consisting of 995 homes servicing the landscape maintenance, irrigation And Agronomics.

Property: **Waterset South CDD**

Name: John Toborg

Email: jtoborg@rizzetta.com

Address: Spollo Beach, FL.

Service: Landscape maintenance, Including horticultural services, irrigation maintenance, palm tree pruning, mulch installation, annual rotations.

Property: **Celebration CDD**

Name: Angel Montagna

Email: angel.montagna@inframark.com

Address: 313 Campus St. Celebration, FL. 34747

Service: Landscape maintenance, Including horticultural services, irrigation maintenance, palm tree pruning, mulch installation, annual rotations.

Property: **Swan and Dolphin Resort at Walt Disney**

Name: Eric Oprion—COO

Email: eopron@tishman.com

Service: Mowing, Irrigation Turf and Shrub Program. Annuals, Mulch and Palms are additional services provided upon approval.

Property: **Harbor Isles CDD**

Name: Angel Montagna- CAM
Email: angel.montagna@inframark.com

Service: Mowing, Irrigation Turf and Shrub Program. Annuals, Mulch and Palms are additional services provided upon approval.

Property: **Magnolia Park CDD**

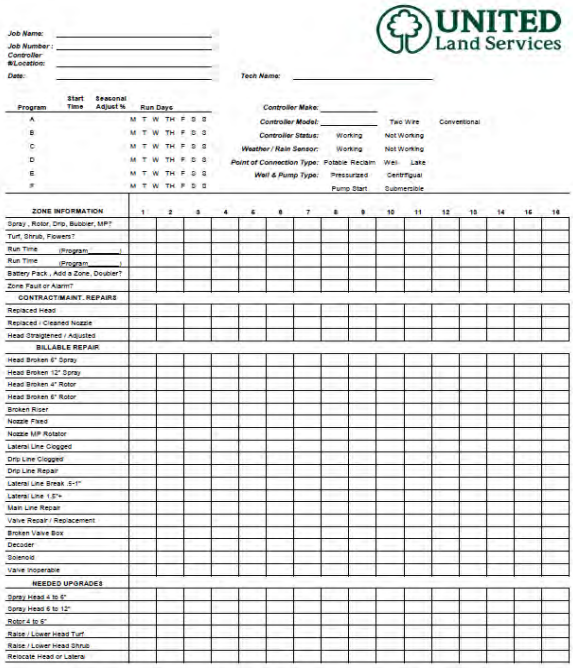
Name: Kyle Darin- District Manager
Email: kdarin@vestapropertyservices.com

Services: Mowing, Irrigation Turf and Shrub Program. Annuals, Mulch and Palms are additional services provided upon approval.

Reporting

Closing the Communication Gap

Alignment, Execution & Building Partnerships



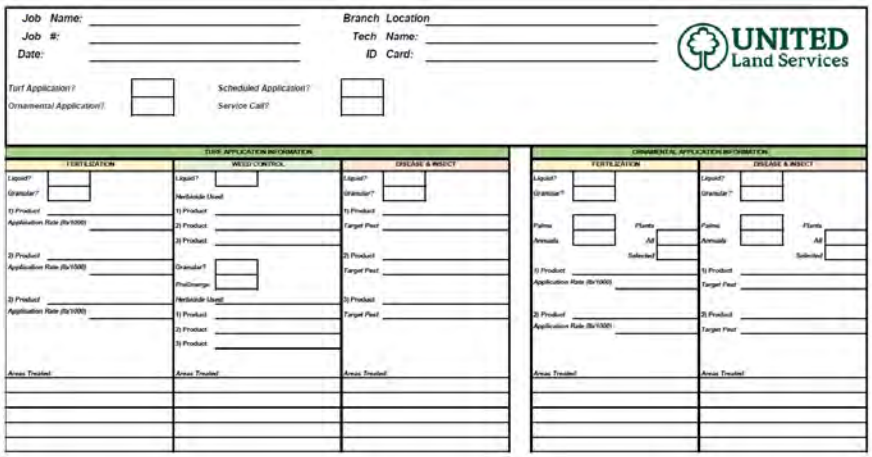
Job Name:
Job Number :
Controller:
#/Location:
Date:
Tech Name:

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:
Controller Model: Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray , Rotor, Drip, Bubbler, MP?																
Turf, Shrub, Flowers?																
Run Time (Program)																
Run Time (Program)																
Battery Pack , Add a Zone, Doubler?																
Zone Fault or Alarm?																
CONTRACTMAINT. REPAIRS																
Replaced Head																
Replaced / Cleaned Nozzle																
Head Straightened / Adjusted																
BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																
NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Agronomics and Irrigation Inspection Reports



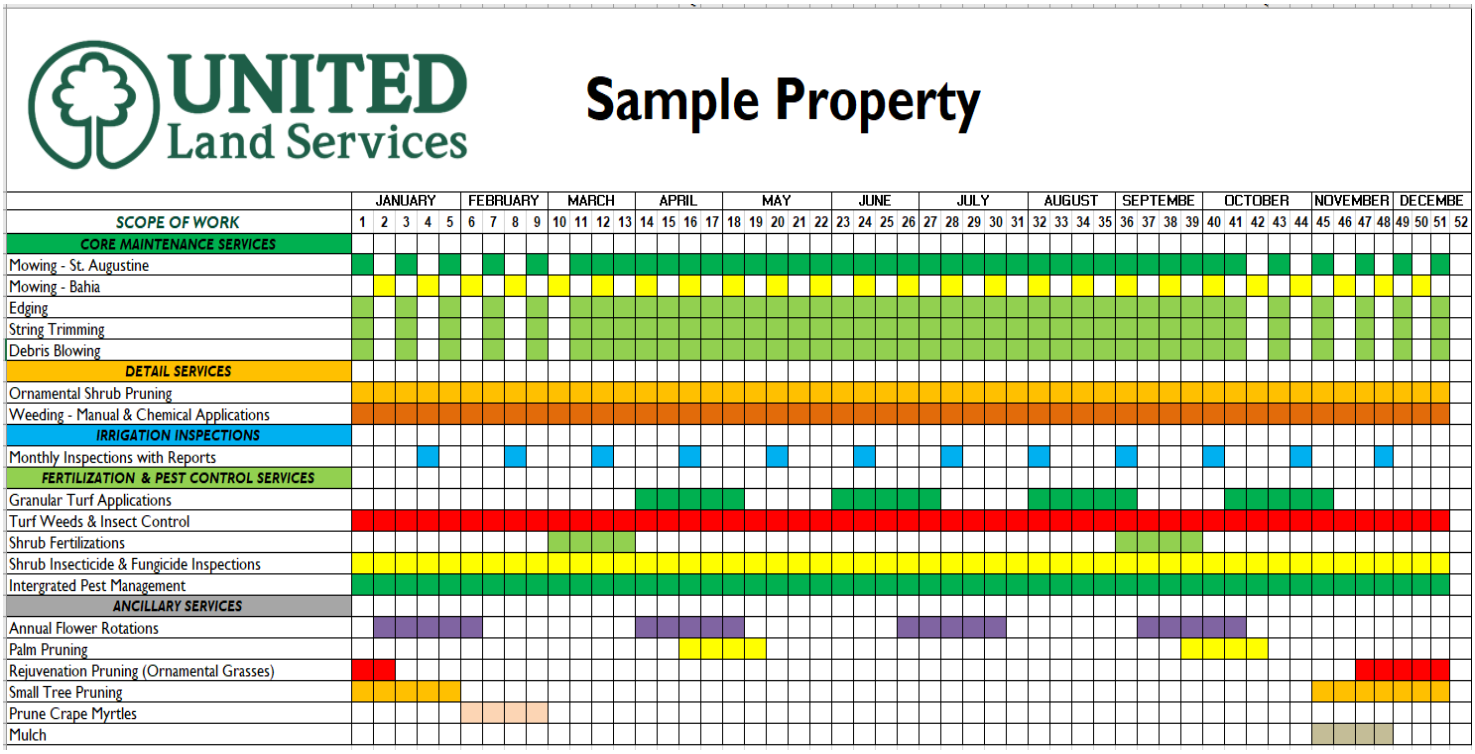
Job Name:
Job #:
Date:
Branch Location
Tech Name:
ID Card:

Turf Application?
Ornamental Application?
Scheduled Application?
Service Call?

TURF APPLICATION INFORMATION: FERTILIZATION | WEED CONTROL | DISEASE & INSECT

ORNAMENTAL APPLICATION INFORMATION: FERTILIZATION | DISEASE & INSECT

Yearly Service Calendar Guideline



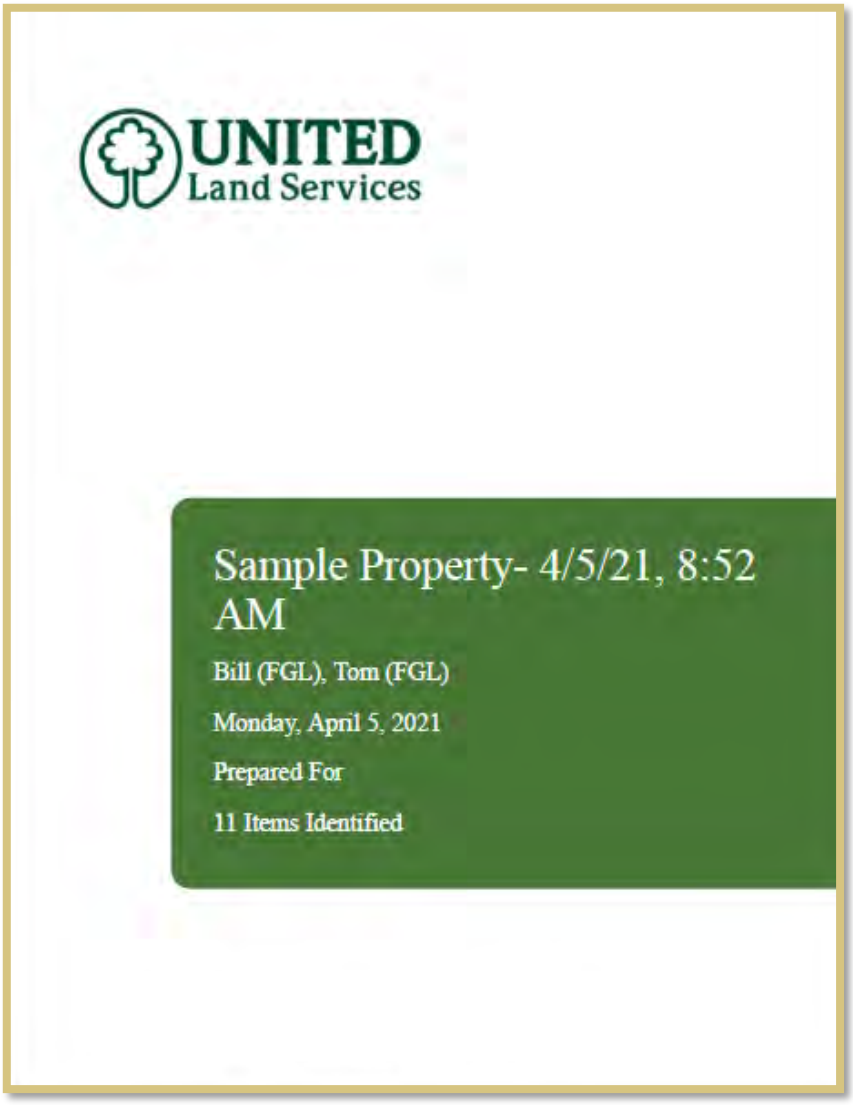
Sample Property

SCOPE OF WORK	JANUARY 1 2 3 4 5	FEBRUARY 6 7 8 9	MARCH 10 11 12 13	APRIL 14 15 16 17	MAY 18 19 20 21 22	JUNE 23 24 25 26	JULY 27 28 29 30 31	AUGUST 32 33 34 35	SEPTEMBE 36 37 38 39	OCTOBER 40 41 42 43 44	NOVEMBER 45 46 47 48	DECEMBE 49 50 51 52
CORE MAINTENANCE SERVICES												
Mowing - St. Augustine												
Mowing - Bahia												
Edging												
String Trimming												
Debris Blowing												
DETAIL SERVICES												
Ornamental Shrub Pruning												
Weeding - Manual & Chemical Applications												
IRRIGATION INSPECTIONS												
Monthly Inspections with Reports												
FERTILIZATION & PEST CONTROL SERVICES												
Granular Turf Applications												
Turf Weeds & Insect Control												
Shrub Fertilizations												
Shrub Insecticide & Fungicide Inspections												
Intergrated Pest Management												
ANCILLARY SERVICES												
Annual Flower Rotations												
Palm Pruning												
Rejuvenation Pruning (Ornamental Grasses)												
Small Tree Pruning												
Prune Crape Myrtles												
Mulch												

Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication though pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.



Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE

Issue 1
Selectively remove tall stalks on White BOP in a sectional manor.
Removals tagged with orange tape

Issue 2
Remove Mags on Cody Chase

Issue 3
Declining Washingtonian on Cody Chase

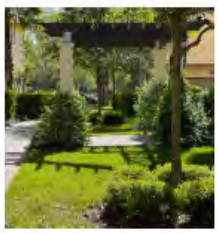
Issue 4
Remove staking kit

SAMPLE

Issue 5
Queen Palm on 46A dead from Ganoderma

Issue 6
Possible irrigation issue on Podocarpus along 46A units

Issue 7
Replace declining Pittisporum with turf



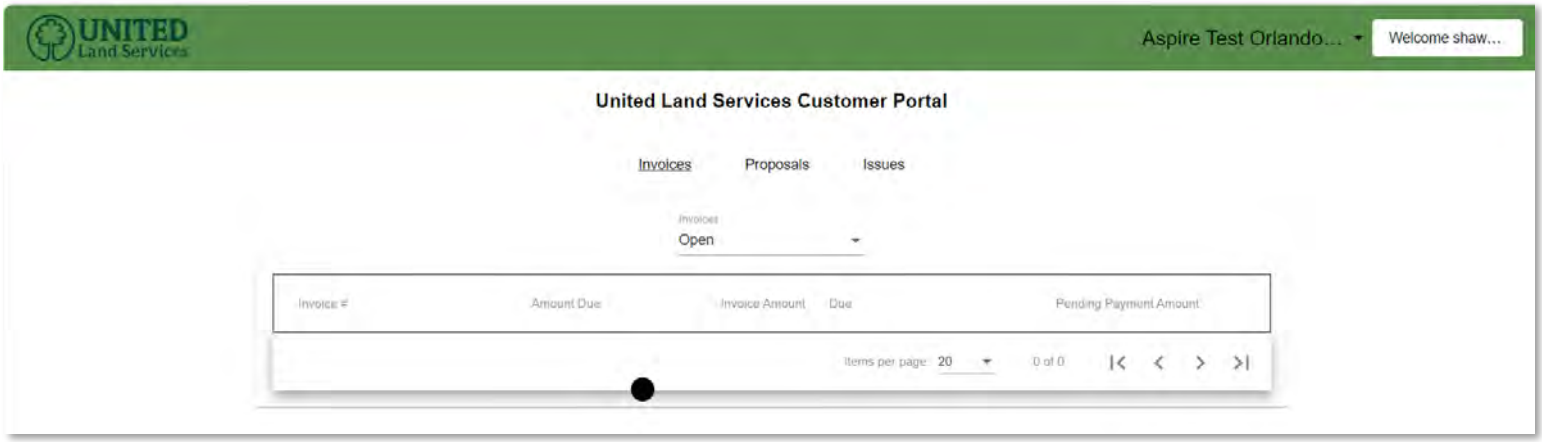
Issue 8
Proposal for method to attach Jasmine to columns / pergola

Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:

United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

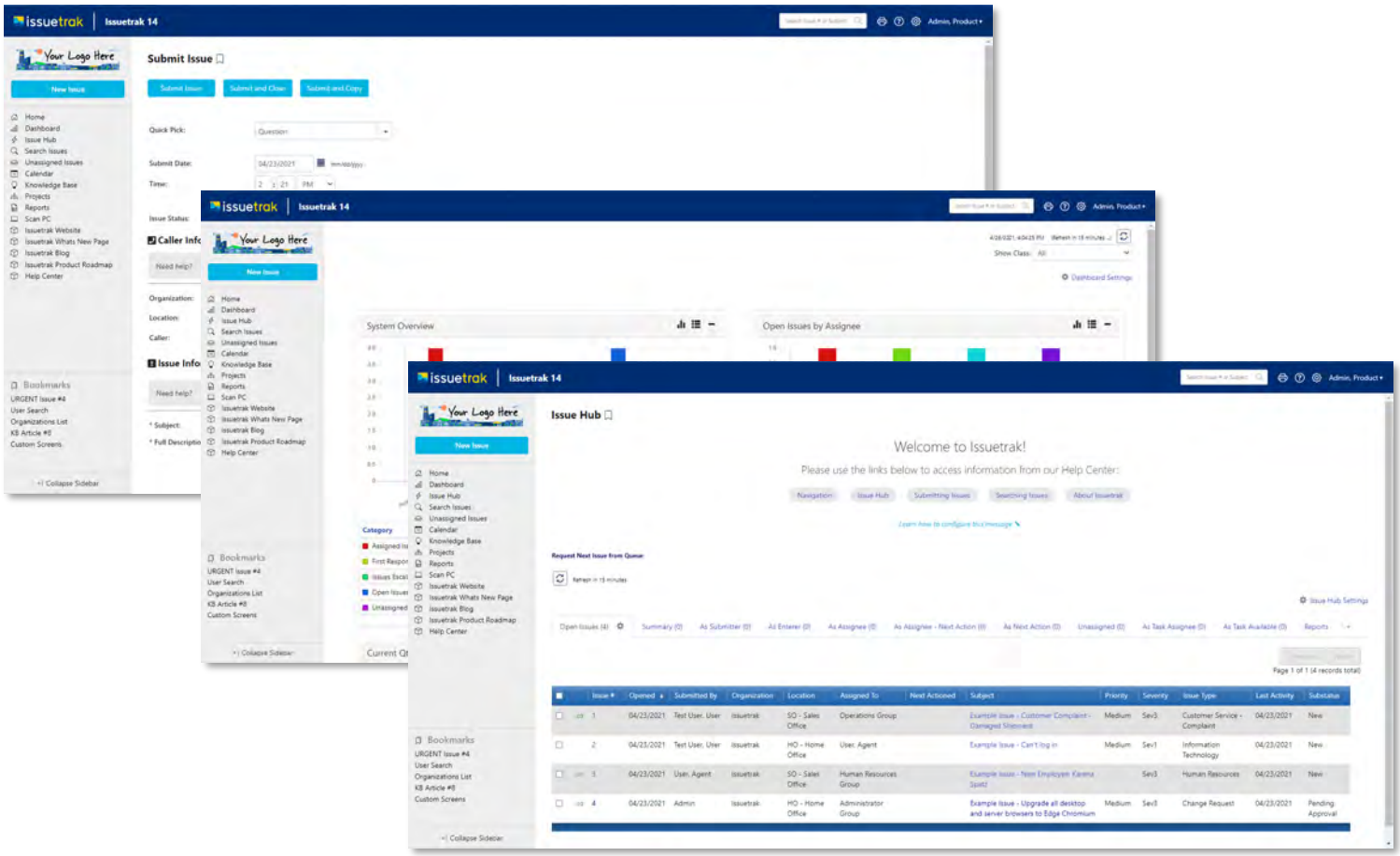
- View Invoices
- Pay Invoices
- View Proposals
- View Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders

Work Order Software

Alignment, Execution & Building Partnerships

United Land Services Full Service Work Order System Powered by:

issuetrak



FEATURES:

- View Invoices
- Pay Invoices
- View Proposals
- View Open /Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders

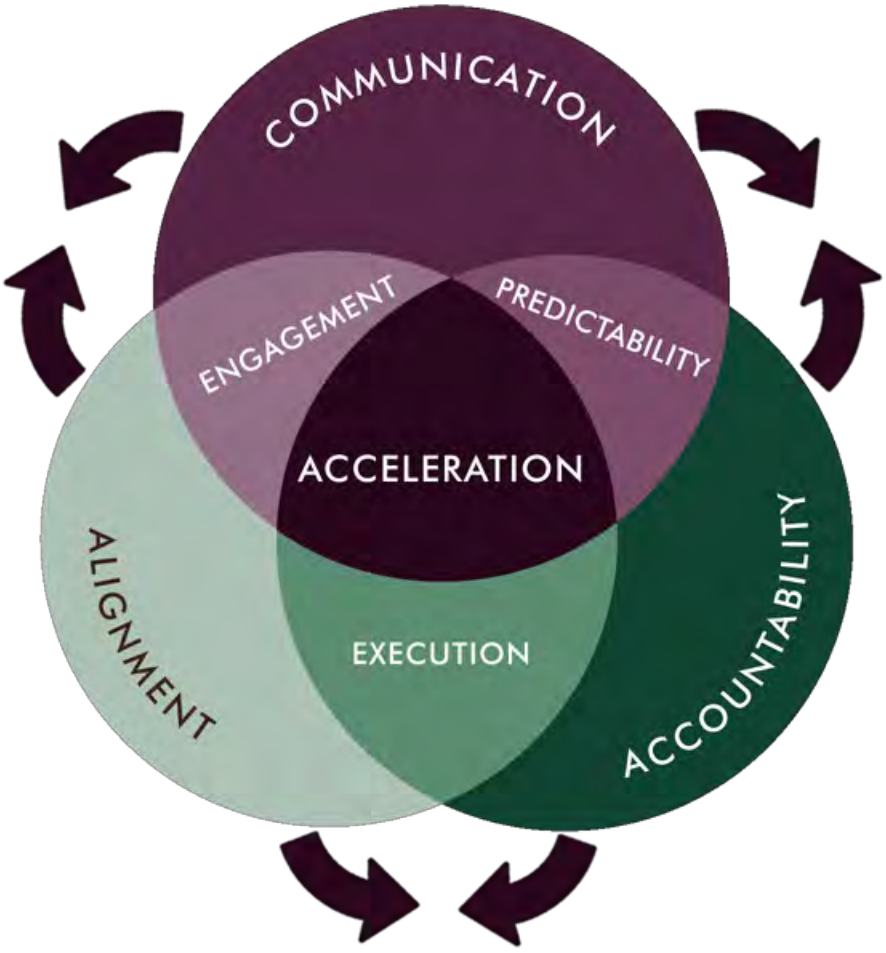
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals. (Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.



Company History, Experience & Services

Company History

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1500+

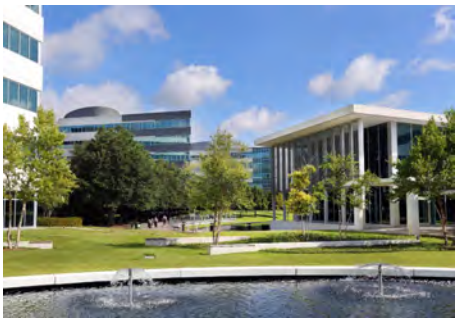
Additional Areas Served

- Alabama
  - Montgomery
- Florida
  - Central Florida
  - Ocala
  - Ft. Peirce
  - Fernandina Beach
  - Tampa
  - Bradenton
  - Jacksonville,
  - Ft. Lauderdale
  - Panama City
  - West Palm
- North Carolina
  - Greensboro
  - Charlotte
  - Raleigh
- South Carolina
  - Myrtle Beach
- Georgia
  - Savannah
  - Atlanta

Our History

How It All Started

The Company was founded by Bob Bland-ford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1500 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.



Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

UNITED Land Services

Products & Services

We Are Your All-Inclusive Service Provider

Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.

Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.

Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.

Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.

Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.

Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.

Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.

Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

UNITED Land Services

Irrigation Experts

Your Team of Certified & Licensed Specialists

Installation, Maintenance & Repairs

- **Installation -** At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.

- **Maintenance -** Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.

- **Improvements -** Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.

Agronomics Program

Certified Pest Control Operators

Fertilization, Pest Control & Agronomy Management

- **Fertilization -** We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast

- **Pest Control -** United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.

- **Agronomy Management -** We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Hurricane Preparedness

Plan of Action

Phase I

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough- fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock- piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove “hangers”,

Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing

Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.

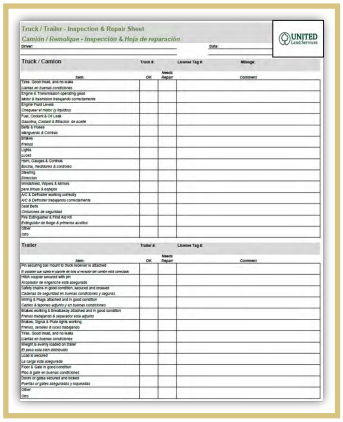
SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed, idle time and location.

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public . This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.



Key Management

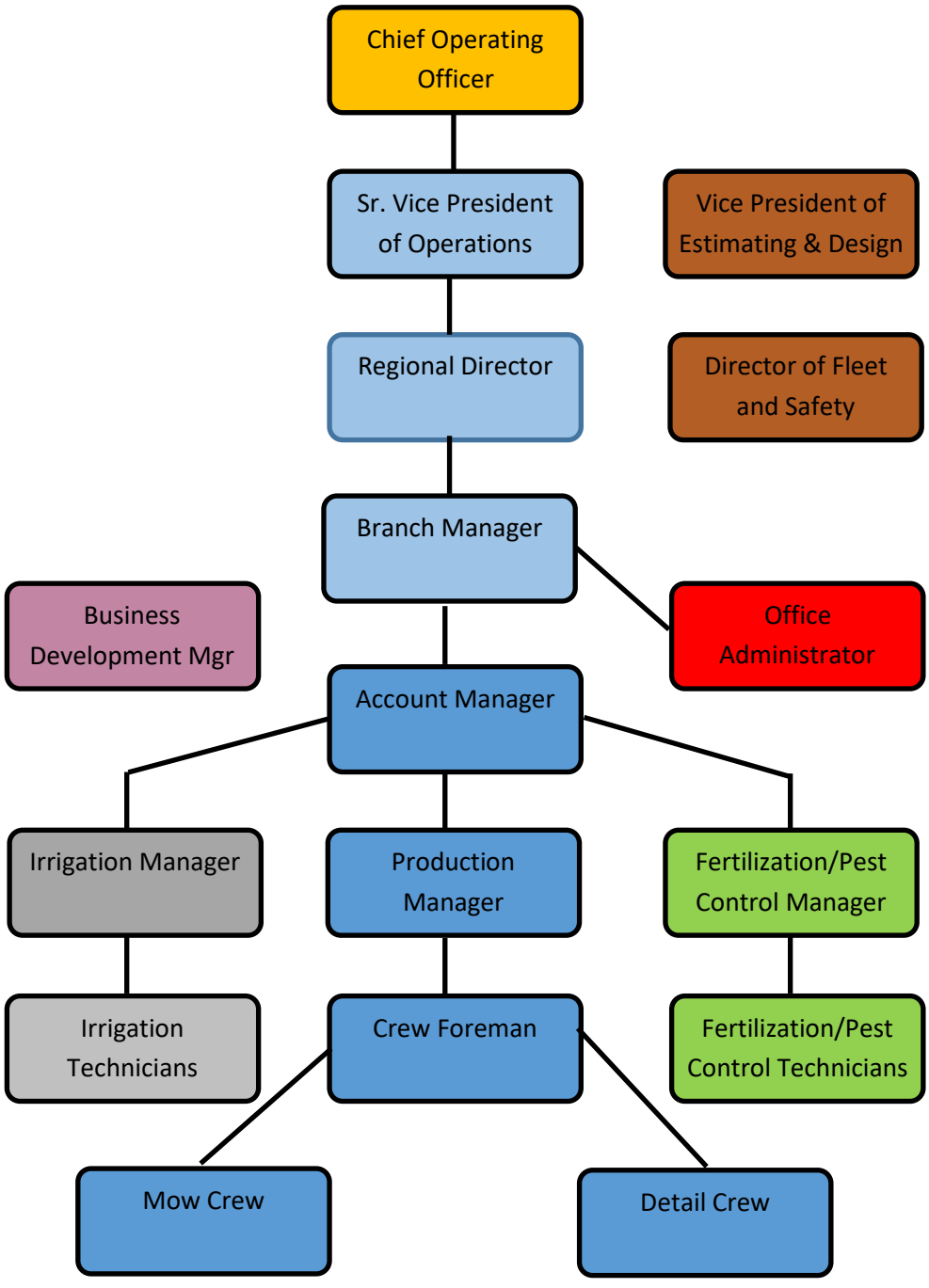
&

Personnel

Personnel

Corporate Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crew members. This structure ensures robust support for our team and delivers top-notch service to our clients. By setting clear expectations, providing training, and fostering a culture of excellence, we empower each member to excel in their role, guaranteeing professionalism and quality in every interaction. Our commitment to accountability not only strengthens internal cohesion but also ensures that clients receive the utmost satisfaction in every project.



Personnel

Meet Your Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

Regional Vice President

-Jason Ackman

-Oversees all landscape maintenance and installation for the central Florida regions.

Regional Director

-Brett Perez

-Oversees all United Operations in the Region and Offers Assistance to Local Branches.

Branch Manager

-Thomas Mootz

-Leads all teams out of the Brandon Branch. Is responsible for operation at your community.

Account Manager

-Christi Cochran

-Onsite Management for all crews and primary point of contact for the community.

Business Development Manger

-Kyle DuBois

-Works with the district to ensure a smooth onboarding process and secured partnerships.

Director of Fleet and Safety

-Tom Enright

-Develops a comprehensive safety plan company wide. Provides capitol resources for all branches.

Bob Blandford

Chief Executive Officer

Bob Blandford leads our team as an accomplished executive with more than 25 years of experience in the landscape industry. Bob believes in our mission, our people, and our products as well as providing the best possible customer service. He is driven to do whatever it takes to be the best partner with the best company culture in the business.

Experience

2019 – Present
United Land Services – *Chief Executive Officer*

- Oversee executive leadership, public relations of the company and all company-related training
- Effectively manage a team of more than 450 employees in 8 different locations throughout the Southeast
- Develop and accomplish short-term goals and long-term objectives that further the company's growth

1998 - 2019
United Landscapes – *Owner*

At the age of 16, Bob Blandford started working for a commercial lawn maintenance company servicing customer such as Barnett Bank, TPC Sawgrass, and Jacksonville Golf and Country Club. In 1998, he went into business for himself, performing all facets of commercial construction and maintenance. Over the years, Bob built a company that now employs over 400 employees. They service customers such as HOA, CDD, commercial developers, and ten different national home builders. Bob Blandford also holds a Commercial Building Contractor's License and a Florida Irrigation License.

Licenses & Skills

- *Certified General Contractor*
- *Certified Pest Control Operator*
- *Certified Irrigation Contractor*
- *Certified Dealer In Agriculture*
- Leadership & Growth Mindset
- Business Strategy & Planning

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
bblandford@unitedlandservices.com

Ray Leach

Chief Operating Officer

Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2021 - Present
United Land Services – *Chief Operating Officer*

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021
Southern Scapes – *President*

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

Licenses & Skills

- *Certified Irrigation Contractor*
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
rleach@unitedlandservices.com
linkedin.com/in/ray-leach-8bb505174/

Brett Perez

Regional Manager of Maintenance

Brett serves as our South Florida Regional Manager of maintenance. He has extensive knowledge in the green industry. Brett brings over 16 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Current
United Land Services – *Regional Manager*

- Achieving business goals and revenue targets.
- Overseeing daily operations, managing budgets, and setting performance objectives.
- Recruiting, training, and supporting branch managers
- Developing and implementing best practices in the green industry
- Planning, evaluating, and optimizing operations to be efficient and cost-effective.
- Dealing with escalated customer issues and incident reports.

2023- 2023
Benchmark Landscaping –*Chief Operating Officer*

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws

2021-2023
Inframark Management Services - *Area Field Director*

- Lead staff by communicating job expectations; planning, monitoring, and appraising job results;
- Design, develop, implement strategic site standards to address the Company's standards and client requirements.
- Instructing field crews on season specific work such as fall pruning, fertilizations, weed treatments, mulching, etc.

2015- 2021
Yellowstone Landscape -*Branch Manager*

2013-2015
Austin Outdoor -*Branch Manager*

2010-2012
Buckhorn Springs Golf and Country Club -*Golf Course Superintendent*

Education

B.S. of Science
Turf Science
University of Florida

Licenses & Skills

- Organization
- Problem solving
- Teamwork
- Leadership

Contact

813-784-1162
bperez@benchmarklandscapingfl.com

Thomas Mootz

Branch Manager

Thomas has been in the Green Industry for 23+ years. He has an extensive background and experience in landscape management. Thomas takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023- Present
United Land Services – *Branch Manager*

- Ensure that the quality and efficiency of our landscape maintenance programs meets clients and company standards
- Manages the Tampa branches and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the Account Managers on a daily basis to ensure our properties are receives the attention needed and requested by clients

2021-2023

Benchmark *- Operations, Irrigation and Enhancement Manager*

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts

2008-2021

Nuleaf *- Account Manager, Irrigation and Enhancement Manager*

- Manage all personnel needs, and HR related matters•
- Scheduling equipment maintenance, truck processes to maximize daily efficiencies, safety training,and company morale
- Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Created schedules for personnel, including PTO related matters•

Education

2002-03
University of Wisconsin
Baraboo, WI

Licenses & Skills

- Irrigation Install and Maintain
- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

407-460-9646
tmootz@unitedlandservices.com

Cristi Cochran

Account Manager

Cristi has over 30 years experience in the industry. She will serve as the primary contact for United Land Services clients. She builds and sustains long-

-term relationships, focusing on both client retention and ancillary upgrades. while providing oversight for field operations. Cristi supervises the Production Manager, who directly manages all field operations and Crew Leaders. As a unified group, they are responsible for coaching and developing team members.

Experience

2023 - Present
United Land Services *Account Manager*

- Develops and maintains long-term relationships with customers
- Develops and maintains a schedule to perform "site walkthroughs" during formal meetings with customers to ensure quality and service expectations are met
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Proactively presenting site enhancement ideas to existing customers
- Participating in branch meetings and assist the Branch Manager or Assistant Branch Manager in overall leadership of branch

2020-2023
Merit Landscape Solutions of Texas – *Branch Manager*

- Hired, trained and developed maintenance crews to work efficiently and safely.
- Used the latest industry technology and applications to manage teams, schedule crews, calculate and track hours to keep budget.
- Manages the branch and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the operations, irrigation and fertilization departments

2019-2020
Rolling Green Landscape *– Operations Manager*

2016-2019
LandCare - *Branch Manager*

2015-2016
LandCare *Account Manager*

2012-2015
Brightview *Account Manager*

2010-2012
Brickman *Project Director*

Licenses & Skills

- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

904-557-6412
ccochran@unitedlandservices.com

Certifications

Certification

Your Agronomics and Irrigation Specialists

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
July 10, 2024	JF187533	June 1, 2025

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2025

JOEL THOMAS WINTERNITZ
8100 PLEASANT PINE CIR
WINTER PARK, FL 32792

Lawn and Ornamental

WILTON SIMPSON, COMMISSIONER

FDOT

Donald Cope

Certificate: 605991

Has Completed a FDOT Approved Temporary Traffic Control [redacted]anced

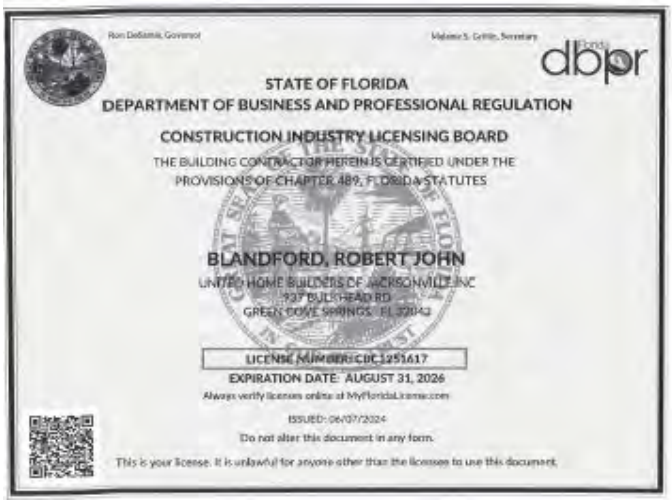
Issued: 02/10/2023

Expires: 02/10/2027

Training Provider:
myTTOnline
83 Geneva Dr. Suite 621394
Oviedo, FL 32762
Ph: 407-901-0206

Instructor: M. H

Verify this Certificate at www.motadmin.com.



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD
THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BLANDFORD, ROBERT JOHN
UNITED HOME BUILDERS OF JACKSONVILLE INC
937 BULLHEAD RD
GREEN COVE SPRINGS FL 32043

LICENSE NUMBER: CBC1251617
EXPIRATION DATE: AUGUST 31, 2026
Always verify licenses online at MyFloridaLicense.com
ISSUED: 08/07/2024
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The International Society of Arboriculture
Hereby Announces That
David J Rivera
Has Earned the Credential
ISA Certified Arborist ®
By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

9 June 2013	30 June 2025	FL-6545A
Issue Date	Expiration Date	Certification Number

ANAB

IRRIGATION SPRINKLER

St. Johns County
Authorized Contractor
License No: BL-4240
BLANDFORD, ROBERT J
FLORIDA ULS OPERATING LLC DBA UNITED LANDSCAPES
DOB: 7/31/1975
Issued: 10/3/2023
Expires: 9/30/2025
**** License valid through expiration date, unless sooner disqualified ****

CERTIFICATE OF COMPETENCY

BROWARD COUNTY FLORIDA

CECIL E. GESTER

Irrigation Specialty Contractor

UNITED LAND SERVICES

CC# 23-ISC-23109-R EXPIRES 2024-08-3

Certification

Your Agronomics and Irrigation Specialists

FNGLA®
CERTIFIED PROFESSIONAL
CONTRACTOR

The Florida Nursery, Growers & Landscape Association
Confers on

Sandra Benton C00236

The Title of
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2024
Certified Since: 11/02/2002

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director

HORTICULTURE PROFESSIONAL
FNGLA
We Know What Grows
FNGLA CERTIFIED

The Florida Nursery, Growers & Landscape Association
confers on
Keely Haverland
The Title of
FNGLA Certified Horticulture Professional (FCHP)

Date: 11/21/2019

Merry Mott, FNGLA
Director of Industry Certifications

UNITED Land Services

Certification

Your Agronomics and Irrigation Specialists

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Florida ULS Operating LLC

2 Business name/disregarded entity name, if different from above
United Land Services

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
12276 San Jose Blvd Suite 747

Requester's name and address (optional)

6 City, state, and ZIP code
Jacksonville, FL, 32223

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
___ ___ ___ – ___ ___ – ___ ___ ___ ___

or

Employer identification number
8 5 – 2 4 9 7 9 2 5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 1/8/202

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

UNITLAN-02 SANTHOSHC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0C36861
New York-Alliant Ins Svc Inc
101 Park Ave 14th Fl
New York, NY 10178

CONTACT NAME: Stephanie Kearney
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS: stephanie.kearney@alliant.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Federated Mutual Insurance Company	13935
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Florida ULS Operating LLC
12276 San Jose Blvd
Suite 747
Jacksonville, FL 32223

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X		1855494	3/31/2025	3/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ Excluded $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			1855494	3/31/2025	3/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			1855495	3/31/2025	3/31/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
A	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		1855496	3/31/2025	3/31/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: Ft. Pierce Branch.

Verano #1 Community Development District is an Additional Insured Subject to the Conditions of the Additional Insured - Owners, Lessees or Contractors - Automatic Status when required in Construction Agreement with you Endorsement for General Liability.

CERTIFICATE HOLDER

Verano #1 Community Development District
5385 N Nob Hill Rd.
Sunrise, FL 33351

SAMPLE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Development Strategy

Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.

Premier Landscape Platform

A Reputation of Excellence

Full-Suite of Services

Experienced Management Team

Relationship-Oriented Service

Phased Development Strategy

Plan of Action

Phase 1 (Days 1-30)

- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.

Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase 1 results and modify "Plan of Action" if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.

Deerbrook CDD
RFP

Evaluation Criteria

Qualification Statement Pricing

Bid Forms

Scope of Services

DEERBROOK

COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel & Distance to Shop (20 Points Possible) (_____ Points Awarded)

(e.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with Proposal.)

Management and Supervisory Personnel

	Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.	Donnie Cope	11	VP of Operations	Oversees Operations
2.	Brett Perez	14	Regional Operation Manager	Oversees Operations in Tampa M
3.	Thomas Mootz	25	Branch Manager	Oversees operations at branch.
4.	Cristi Cochran	31	Account Manager	Oversees Crews and Client Com
5.	Nester Gomez	21	Irrigation Manager	Oversees Irrigation Operations

Proposed Staffing Levels

Landscape Maintenance staff will include 14 laborers, 2 supervisors, and 3 technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

	Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.	Cristi Cochran	31	Account Manager/BPM	Oversees Crews and Communicai
2.	Thomas Mootz	25	Branch Manager/IFAS/BPM	Oversees Branch Operations
3.	Nester Gomez	21	Irrigation Manager	Manages Irrigation Team
4.	Maria Avilla	10	Production Manager/BPM	Oversees Crew Efficiency on Pro
5.	Carlos Smith	10	Spray Technician	Oversees turf and shrub fertilzatio

2. Experience **(25 Points Possible)**

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Waterset South CDD

Contact: John ToBorg Contact Phone: 813-933-5571

Project Type/Description: CDD Apollo Beach, FL.

Dollar Amount of Contract: $600,000

Your Company's Detailed Scope of Services for Project: Custom landscape maintenance plan horticulture services, turf and shrub fertilization, pest control, irrigation management, small construction annual installation, mulch application, palm pruning, OTC injections, enhancement projects.

Duration of Contract: START DATE: January 25 END DATE: Current

2. Project Name/Location: Harbour Isles CDD

Contact: Angel Montagnas Contact Phone: 813-576-9748

Project Type/Description: CDD, Apollo Beach, FL.

Dollar Amount of Contract: $300,000

Your Company's Detailed Scope of Services for Project: Custom landscape maintenance plan, hort

Experience cont.

services, turf and shrub fertilization, pest control, irrigation management, small construction, annual installation, mulch applications, palm pruning, OTC injections, enhancement projects.

Duration of Contract: START DATE: October 2023 END DATE: Current

3. Project Name/Location: Champions Gate and Country Club

Contact: Christina Inkrott Contact Phone: 407-619-6936

Project Type/Description: HOA and high-end Country Club community

Dollar Amount of Contract: $1,300,000

Your Company's Detailed Scope of Services for Project: Custom landscape maintenance plan, horticulture services, turf and shrub fertilization, pest control, irrigation management, small construction, ann installation, mulch applications, palm pruning, OTC injections, enhancement projects.

Duration of Contract: START DATE: April 2022 END DATE: Current

4. Project Name/Location: Celebration CDD

Contact: Angel Montagna Contact Phone: 727-638-0268

Project Type/Description: CDD Celebration, FL.

Dollar Amount of Contract: $1,200,000

Your Company's Detailed Scope of Services for Project: Custom landscape maintenance plan, horticulture services, turf and shrub fertilization, pest control, irrigation management, small construction, annual installation, mulch applications, palm pruning, OTC injections, enhancement projects.

Duration of Contract: START DATE: 2023 END DATE: Current

5. Project Name/Location: Magnolia Park CDD

Contact: Barry Jeskewich Contact Phone: 321-263-0132

Project Type/Description: CDD Riverview, FL.

Dollar Amount of Contract: $250,000

Your Company's Detailed Scope of Services for Project: Custom landscape maintenance plan, horticultural services, turf and shrub fertilization, pest control, irrigation management, small construction, annual installation, mulch application, palm pruning, OTC injections, enhancement projects.

Duration of Contract: START DATE: August 2024 END DATE: Current

3. Understanding Scope of RFP **(10 Points Possible)**

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Price **(20 Points Possible)**

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible (20) in this part of the evaluation criteria. *

* Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). (210,000/265,000) x 20 = 15.80. Therefore, Contractor "B" will receive 15.80 of 20 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). (210,000/425,000) x 20 = 9.88. Therefore, Contractor "C" will receive 9.88 of 20 points.

5. Reasonableness of ALL Numbers **(25 Points Possible)**

Up to twenty-five (25) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4 & 5.

Proposer's Total Score **(100 Points Possible)**

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Pinellas

Before me, the undersigned authority, appeared the affiant, Kyle DuBois, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of BDM for ULS ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Deerbrook Community Development District's ("District") request for proposals for landscape maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: NA.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual **(i.e., by no later than [BID PROTEST DEADLINE] at 5:00 PM (EST))**, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 18th day of August, 2025.

Proposer: Urted Land Services
By: [signature]
Title: Business Development Manager

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of August, 2025, by Kyle Dubois, as BDM. of _____, who appeared before me this day in person, and who is either personally known to me, or produced F.D.L. as identification.

[signature]
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Gabriella Gartner
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Notary Public State of Florida
Gabriella Gartner
My Commission HH 676980
Expires 5/15/2029

Notary Public State of Florida
Gabriella Gartner
My Commission HH 676980
Expires 5/15/2029

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT PROPOSER QUALIFICATION STATEMENT

1. Proposer: Florida ULS Operating, LLC. [Company Name]
   ☐ A Partnership
   ☑ A Corporation
   ☐ A Subsidiary Corporation
2. Parent Company Name: United Land Services Operating, LLC.
3. Parent Company Address:

   Street Address 12276 San Jose Blvd. Suite 747

   P.O. Box (if any) _____

   City 12276 San Jose Blvd. Sui State FL Zip Code 32223

   Telephone 904-829-9255 Fax no. na

   1st Contact Name Ray Leach Title _____

   2nd Contact Name Donnie Cope Title VP
4. Proposer Company Address (if different):

   Street Address 4195 62nd Ave. N.

   P. O. Box (if any) _____

   City Pinellas Park State FL Zip Code 32223

   Telephone 727-798-6484 Fax no. na

   1st Contact Name Thomas Mootz Title Branch Manager

   2nd Contact Name Kyle DuBois Title BD Manager
5. List the location of the office from which the proposer would provide services to District.

   Street Address 4195 62nd Ave. N.

   City Pinellas Park State FL Zip Code 33781

   Telephone 727-798-6484 Fax No. na

   1st Contract Name Thomas Mootz Title Branch Manager

6. Is the Proposer incorporated in the State of Florida? Yes (☑) No (☐)

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (☑) No (☐)

  If no, please explain _____

- Date incorporated 4.4.2002 Charter No. M20000007467

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated? _____
- Is the company in good standing with the State? Yes (☐) No (☐)

  If no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer's company authorized to do business in the State of Florida? Yes (☑) No (☐)

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (☑) No (☐)

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22) 87 M, (23) 154 M, (24) 242 M.

9. What are the Proposer's current insurance limits?

General Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Umbrella Coverage	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	4.31.2026

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes ☐ No ☑ If so, state the name(s) of the company (ies)_____

_____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

_____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes ☐ No ☑ If so, where and why? _____

_____
_____
_____
_____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes ☐ No ☑ If so, state name of individual, other organization and reason therefore.

_____
_____
_____
_____

13. List any and all litigation to which the Proposer, any personnel to work at the District, any officer and/or employee of the Proposer has been a party in the last five (5) years. ___
na

_____
_____
_____
_____
_____
_____

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes ☐ No ☑ If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.____

_____
_____

na

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service: please see attached references with value and size similar to Trevesta CDD

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
Luxe 1820 Apartments. Tristan Cabrera. tcabrera@alapts.com. Property wanted to decrease budget. Competitor undercut proposed budget.

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape and irrigation maintenance work of Proposer's company and who will be assigned to this contract if awarded to Proposer.

Cristi Cochran		Account Manager
Name		Position
On property, communicate with client. u	31	3
Type of Work	Yrs. Exp.	Yrs. With Firm
Thomas Mootz		Branch Manager
Name		Position
Oversees Branch	25	4
Type of Work	Yrs. Exp.	Yrs. With Firm
Maria Avilla		Production Manager
Name		Position
Schedules and supervises weekly crew	10	8
Type of Work	Yrs. Exp.	Yrs. With Firm

Nester Gomez		Irrigation Manager
Name		Position
Managing Irrigation on Property	21	7
Type of Work	Yrs. Exp.	Yrs. With Firm

Carlos Smith		Spray Technician
Name		Position
Pest and Fertilizer Application	10	2
Type of Work	Yrs. Exp.	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Triple Creek CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Triple Creek CDD should consider the Proposer for bidding on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

United Land Services
Name of Proposer

By: Kyle DuBois
Business Development Manager
[Type Name and Title of Person Signing]

This 12th day of August, 2025

(Corporate Seal)

Sworn to before me this 12th day of August, 2025

KEELY RENEE HAVERLAND
Notary Public - State of Florida
Commission # HH 598211
My Comm. Expires Oct 1, 2028
Bonded through National Notary Assn.
(Seal)

Notary Public/Expiration Date

OFFICERS

PROPOSER: United Land Services DATE: 8.11.2025

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Bob Blandford	CEO	Oversees Entire Company	Jacksonville, FL.
Jason Lamb	CFO	Oversees all Financials of Compa	Jacksonville, FL.
Ray Leach	COO	Oversees all Operations of Comp	Jacksonville, FL.
Tatiana Kurtiyakova	VP Accounting	Oversees AR/AP Departments	Jacksonville, FL.
FOR PARENT COMPANY (if applicable)			
Bob Blandford	CEO	Oversees Entire Company	Jacksonville, FL.
Jason Lamb	CFO	Oversees all Financials of Compa	Jacksonville, FL.
Ray Leach	COO	Oversees all Operations of Comp	Jacksonville, FL.
Tatiana Kurtiyakova	VP Accounting	Oversees AR/AP Departments	Jacksonville, FL.Jason Lamb

UNITED Land Services

Pricing

EXHIBIT "C" - BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$** 113,747 **/yr.**

- Storm Cleanup $ 125 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) ULS will provide time and labor to per square foot to help guard plant material at request of customer.

$ TBD /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

$ 65 /hr. for employee with hand-held hose

$ 175 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 7,118 /yr.**

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-2-11	3 lb/ 1000 sf	2,700 Lb	$679.78
April	Resolute 4floz @ .75 lb ai/a	.55oz/1000 sf.	3.8 gallon	$679.78
April	10-0-11	.5 lbs/1000	450 lbs	$679.78
June	10-0-11	1 lb/ 1,000 sf	900 lbs	$679.78
August	12-0-0 Chelated Iron	8oz/ 1000 sf	56 gallon	$679.78
October	24-2-11	3 lbs/1000 sf	2,700 lbs	$679.78

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
NA no	St Augustine on property as	of 8.15.25		

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	4 lb/ 1000 sf	120 lb	$679.78
May	8-10-10	4 lb/ 1000 sf	120 lb	$679.78
October	8-10-10	4 lb/ 1000 sf	120 lb	$679.78

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12 +FeMnMg	1.5 / 100 sf	20 lb	$250
May	8-2-12 +FeMnMg	1.5 / 100 sf	20 lb	$250
October	8-2-12 +FeMnMg	1.5 / 100 sf	20 lb	$250
November	8-2-12 +FeMnMg	1.5 / 100 sf	20 lb	$250

Please list any additional fertilization for those plant materials requiring specialized applications
.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
NA				

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$** 1,500 **/yr.**

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above, nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

$ NA /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
NA				

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 650/acre / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$ 5,393 /yr.**

Freeze Protection (description of ability) ULS will provide labor, time, material pricing to cover all irrigation systems, including wells and pumps with freeze protection blankets.

$ TBD /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 95 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

200 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 65 /CY
(app. October) $ 13,000 /installation

And

100 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 65 /CY
(app. April $ 6,500 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 19,500 /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 127,758 **/ Initial Term**

FIRST ANNUAL RENEWAL	$ 127,758 /yr.
SECOND ANNUAL RENEWAL	$ 134,141 /yr.
THIRD ANNUAL RENEWAL	$ 134,141 /yr.
FOURTH ANNUAL RENEWAL	$ 134,141 /yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name United Land Services

Firm Address 4195 62nd Ave. N.

City/State/Zip Pinellas Park, FL. 33781

Phone Number 813-476-0304 Fax Number na

Name and Title of Representative Kyle DuBois | Business Development Manager
(Please Print)

Representative's Signature

Date 8.15.2025

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. na 2. _____ 3. _____ 4. _____ 5. _____

Dated this 15th day of August, 2025

BID FORM

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING LANDSCAPE & IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the second annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$** 119,434 **/yr.**

- Storm Cleanup $ 125 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Same as Year 1.

$ TBD /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

$ 65 /hr. for employee with hand-held hose

$ 175 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 7,470 /yr.**

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
same	months, formulas, application	rate and applied product as	year 1.	$718.18
				$718.18
				$718.18
				$718.18
				$718.18
				$718.18

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
NA				

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
same	month, formula, application	rate and applied product	as year 1.	$718.18
				$718.18
				$718.18

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
same	month, formula, application	rate and applied product	as year 1.	$250
				$250
				$250
				$250

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
NA				

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$** 1,575 **/yr.**
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

$ NA / yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
NA				

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 650/Acre / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$ 5,662 /yr.**

Freeze Protection (description of ability) same as year 1 Irrigation Freeze Protection.

Jacksonville, FL.

$ TBD /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 95 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

200 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 68 /CY
(app. October) $ 13,600 /installation

And

_____ CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 68 /CY
(app. April) $ 6,800 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 20,400 / yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 134,141 **/ Second Annual Renewal**

THIRD ANNUAL RENEWAL $ 134,141 /yr.
FOURTH ANNUAL RENEWAL $ 134,141 /yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

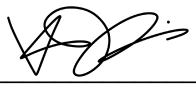
Contractor/Firm Name United Land Services

Firm Address 4195 62nd Ave N.

City/State/Zip Pinellas Park, FL. 33781

Phone Number 813-476-0304 Fax Number na

Name and Title of Representative Kyle DuBois | Business Development Manager
(Please Print)

Representative's Signature 

Date 8.12.25

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	$ 3,500 / event
Pond bank mowing, including line-trimming to water's edge:	$ 1,500 / event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	$ 2,500 / event
Tree Lifting:	$ TBD / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	$ 2,700 / event

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of:
United Land Services ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 12th day of August, 2025.

Proposer: United Land Services
By: Kyle DuBois
Title: Business Development Manager

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of X physical presence or _ online notarization, this 12th day of August, 2025, by Kyle DuBois, as Business Development Manager of United Land Services, on its behalf. He/She [___] is personally known to me or [___] produced _____ as identification.

KEELY RENEE HAVERLAND
Notary Public - State of Florida
Commission # HH 598211
My Comm. Expires Oct 1, 2028
Bonded through National Notary Assn.

Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Deerbrook Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of BDM for United land Services ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is _____

   12276 San Jose Blvd. Suite 747. Jacksonville, FL. 32223

4. Proposer's Federal Employer Identification Number (FEIN) is 85-24 97925

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

`

X(X)Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

( ) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

( ) There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

( ) The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

( ) The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

IT SHALL BE THE RESPONSIBILITY OF THE PROPOSER EXECUTING THIS AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE MEET ANY OF THE PROHIBITED CRITERIA. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER MEETS ANY OF THE PROHIBITED CRITERIA, THE PROPOSER SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO DOES NOT MEET ANY OF THE PROHIBITED CRITERIA. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPOSER.

The foregoing SWORN STATEMENT is dated this 12th day of August, 2025.

(Corporate Seal, if applicable)

United Land Services
(Name of Proposer)

By: Kyle DuBois

Title: Business Development Manager

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2025, by Kyle DuBois of United Land Services, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

KEELY RENEE HAVERLAND
Notary Public - State of Florida
Commission # HH 598211
My Comm. Expires Oct 1, 2028
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Scope of Services:

EXHIBIT "A" - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Deerbrook CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – All pond banks identified as such (green) on the overall Deerbrook Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not

present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars.

(This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Deerbrook. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall

pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. <u>HAND PULLING MUST BE PERFORMED</u>.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as

these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It

shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-

release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005)Archival copy: for current recommendations see http://edis.ifas.ufl.edu or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.
For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers
   1. Semi-automatic start of the automatic irrigation controller
   2. Check for proper operation
   3. Program necessary timing changes based on site conditions
   4. Lubricate and adjust mechanical components
   5. Test back up programming support devices

B. Water Sources
   1. Visual inspection of water source
   2. Clean above ground strainers and filters
   3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
   4. Test automatic protection devices

C. Irrigation Systems
   1. Manual test and inspection of each irrigation zone
   2. Clean and raise heads as necessary
   3. Adjust arc pattern and distance for required coverage areas
   4. Clean out irrigation valve boxes

D. Report
   1. Irrigation operation time
   2. Irrigation start time
   3. Maintenance items performed
   4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such

repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5
INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

[END OF SECTION

]

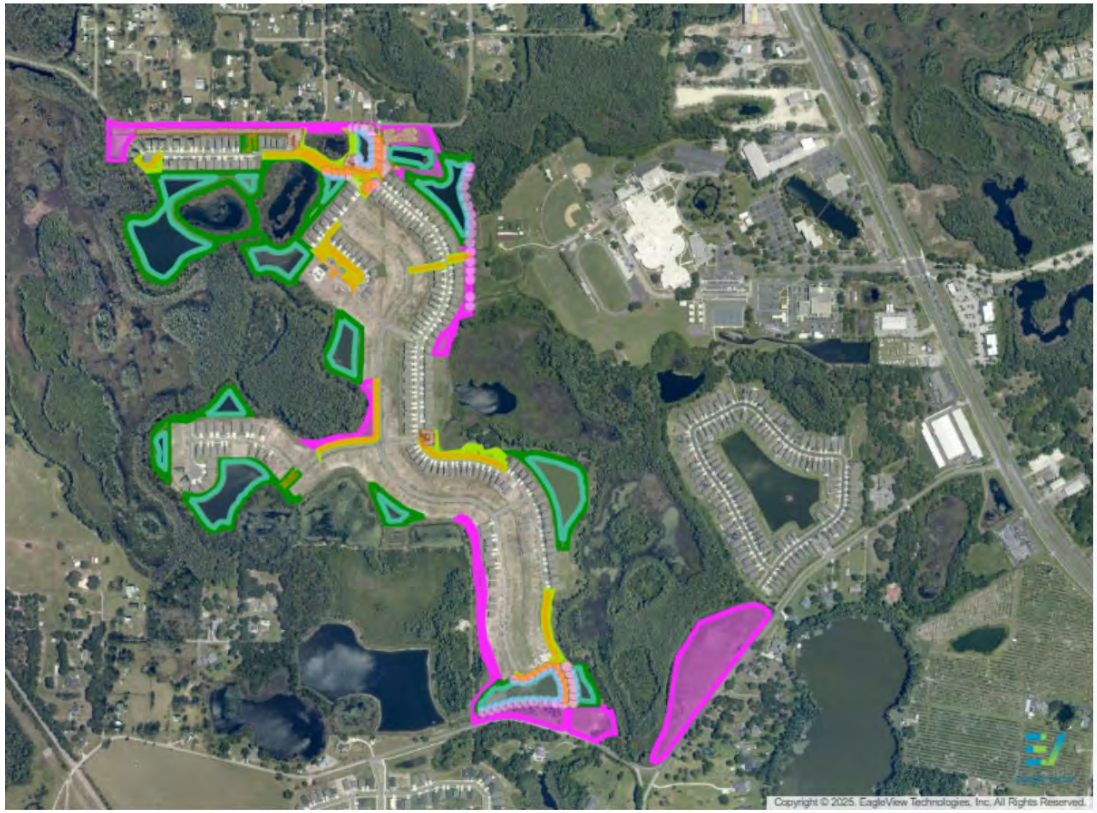
EXHIBIT B
Landscape Maintenance Map

(under separate cover)

Service Map

UNITED Land Services

Deerbrook CDD

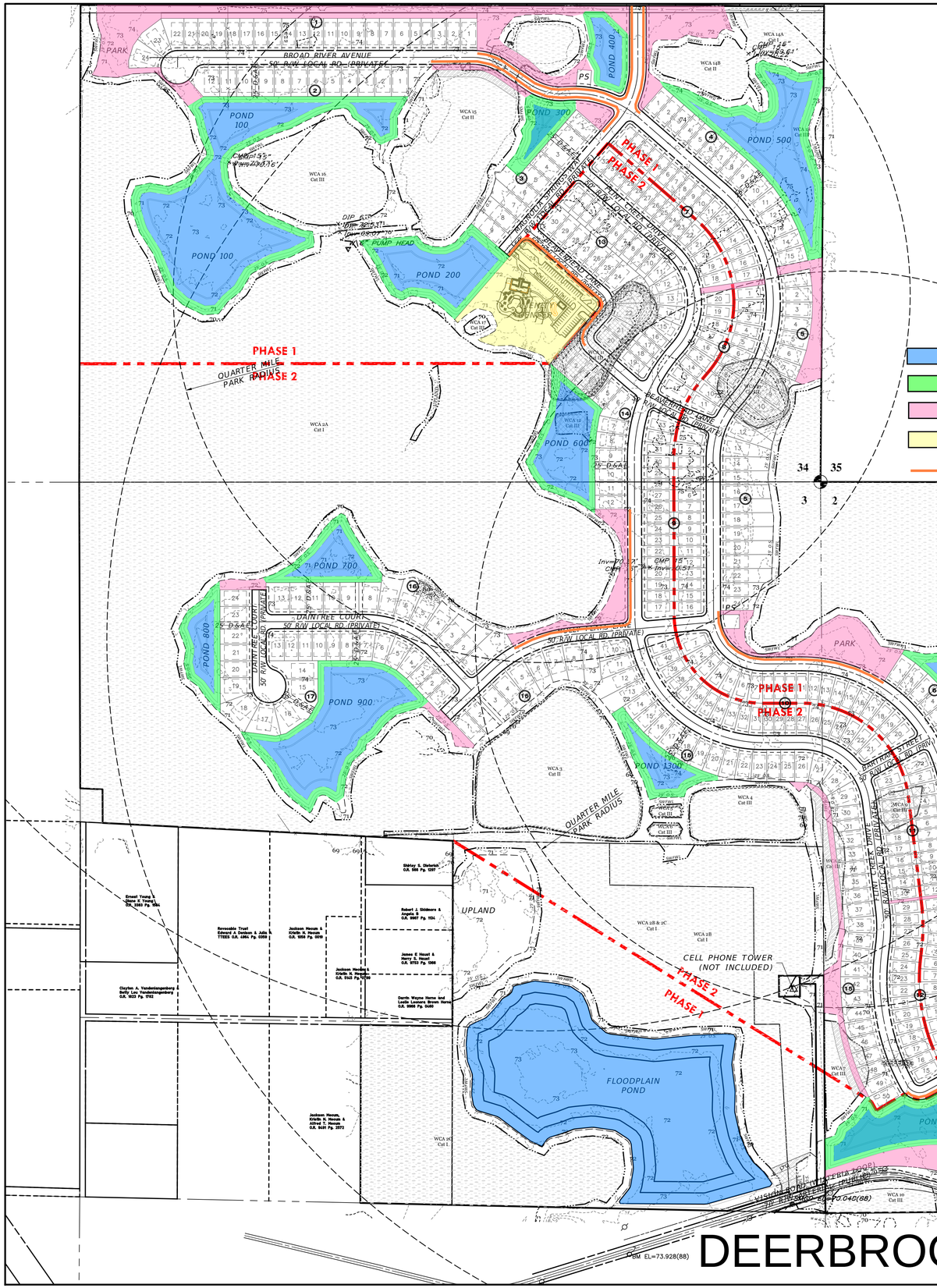


Exported on 8/6/2025

Legend

Name	Quantity
Mowing with 60" Central Florida	48631 SF
Mowing with 72" Central Florida	96937 SF
Mowing with 72" Central Florida	639862 SF
Mowing with 96" Central Florida	744322 SF
Edge - Hard Central Florida	19067.71 LF
Edge - Soft Central Florida	3876.85 LF
Weedeat - Pond Edges Central Florida	15641.47 LF
Shear / Bed Space-Central Florida	35957 SF
Tree ring	76

DEERBROOK MAINTENANCE AREA EXHIBIT


BROAD RIVER AVENUE
50' R/W LOCAL RD. (PRIVATE)
DAINTREE COURT
50' R/W LOCAL RD. (PRIVATE)
PLANT CREEK DRIVE
50' R/W LOCAL RD. (PRIVATE)
BRANDON SPRINGS DRIVE
50' R/W LOCAL RD. (PRIVATE)
BEAVER BEND LOOP
50' R/W LOCAL RD. (PRIVATE)
VISION ROAD (WISTERIA LOOP)
80' R/W ARTERIAL (PUBLIC)
PHASE 1
PHASE 2
POND 100
POND 200
POND 300
POND 400
POND 500
POND 600
POND 700
POND 800
POND 900
POND 1000
POND 1100
POND 1200
POND 1300
AMENITY CENTER
PARK
UPLAND
FLOODPLAIN POND
CELL PHONE TOWER (NOT INCLUDED)
QUARTER MILE PARK RADIUS
HALF MILE PARK RADIUS
25' D.E.&A.E.
PS
DIP #1
Inv=70.71
48" PUMP HEAD
CMP 15"
Inv=70.76
CMP 15"
Inv=70.51
CMP 15"
Inv=70.64
CMP 15"
Inv=70.64
CMP 15"
Inv=70.64

Financials

Not to be Shared with Public

Not to be Shared with Public

Financial Reporting Deck

For the Period Ended February 29, 2024

United Land Services
Consolidated Income Statement - Pro-Forma
United Land Services
For the Period Ended February 29, 2024

	Current Month					Year to Date					Trailing Twelve Months		
	2/29/2024	2/29/2024	2/28/2023	Variance F/(U)		2/29/2024	2/29/2024	2/28/2023	Variance F/(U)		2/29/2024	2/28/2023	Var F/(U)
	Actual	Budget	Prior	Budget	Prior	Actual	Budget	Prior	Budget	Prior	Actual	Prior	Prior
Net Revenue	**19,351**	**18,135**	**19,485**	**1,216**	**(134)**	**37,758**	**36,248**	**37,523**	**1,510**	**236**	**226,616**	**167,380**	**59,237**
% Net Sales to Gross Revenue	*100.0%*	*100.0%*	*100.0%*			*100.0%*	*100.0%*	*100.0%*			*99.8%*	*100.2%*	*35.4%*
Direct Labor	3,918	4,189	3,429	271	(489)	7,568	8,335	6,797	767	(772)	51,776	33,925	(17,852)
Direct Subcontractor Costs	2,031	1,205	1,893	(826)	(138)	3,957	2,415	3,951	(1,542)	(6)	23,550	19,219	(4,332)
Direct Material	5,924	5,578	6,858	(346)	934	11,396	11,230	13,282	(166)	1,886	69,675	61,214	(8,460)
Other Direct Costs	232	162	134	(70)	(98)	462	322	294	(140)	(168)	2,522	1,466	(1,056)
Total COGS	**12,105**	**11,134**	**12,314**	**(971)**	**209**	**23,384**	**22,303**	**24,323**	**(1,081)**	**940**	**147,523**	**115,824**	**(31,699)**
Direct Margin	**7,246**	**7,000**	**7,171**	**246**	**75**	**14,375**	**13,946**	**13,199**	**429**	**1,175**	**79,094**	**51,556**	**27,538**
% Direct Margin to Sales	*37.4%*	*38.6%*	*36.8%*		*0.64%*	*38.1%*	*38.5%*	*35.2%*			*34.9%*	*30.8%*	
Indirect Labor	1,226	1,310	843	84	(383)	2,769	2,879	1,648	110	(1,121)	15,503	8,588	(6,915)
Vehicle & Equipment	1,415	1,249	1,031	(166)	(384)	2,650	2,493	2,114	(158)	(537)	15,135	11,237	(3,898)
COGS Depreciation	710	863	496	153	(214)	1,607	1,726	881	119	(726)	8,677	4,059	(4,618)
Other Indirect Costs	103	101	70	(2)	(33)	201	198	202	(3)	1	849	1,253	404
Total Indirect COGS	**3,453**	**3,523**	**2,440**	**70**	**(1,013)**	**7,227**	**7,296**	**4,844**	**69**	**(2,383)**	**40,163**	**25,137**	**(15,026)**
Gross Profit	**3,793**	**3,477**	**4,731**	**316**	**(938)**	**7,148**	**6,650**	**8,355**	**498**	**(1,207)**	**38,930**	**26,419**	**12,511**
% Gross Profit to Sales	*19.6%*	*19.2%*	*24.3%*			*18.9%*	*18.3%*	*22.3%*			*17.2%*	*15.8%*	
Selling Expenses	221	182	123	(39)	(98)	408	377	244	(31)	(164)	2,524	1,408	(1,116)
Administrative Salaries	1,236	1,127	1,127	(109)	(110)	2,569	2,356	2,360	(213)	(209)	14,859	7,872	(6,987)
Rent	225	194	164	(31)	(60)	444	388	329	(56)	(115)	2,256	1,187	(1,070)
Professional Fees	40	38	19	(2)	(21)	82	76	34	(6)	(48)	272	229	(43)
Technology Expenses	66	62	62	(5)	(5)	132	123	112	(9)	(20)	825	439	(386)
Other G&A	342	322	553	(21)	211	683	645	1,009	(38)	326	4,781	3,167	(1,614)
SG&A Depreciation	51	43	39	(8)	(12)	102	85	74	(17)	(28)	531	374	(158)
Regional Allocation	-	-	129	-	129	-	-	221	-	221	137	221	84
Total SG&A	**2,181**	**1,967**	**2,216**	**(214)**	**35**	**4,420**	**4,051**	**4,383**	**(369)**	**(37)**	**26,184**	**14,896**	**(11,289)**
% SG&A to Sales	*11.3%*	*10.8%*	*11.4%*			*11.7%*	*11.2%*	*11.7%*			*11.6%*	*8.9%*	
Operating Income	**1,612**	**1,510**	**2,516**	**102**	**(904)**	**2,728**	**2,599**	**3,972**	**129**	**(1,244)**	**12,746**	**11,523**	**1,223**
% Operating Income to Sales	*8.3%*	*8.3%*	*12.9%*			*7.2%*	*7.2%*	*10.6%*			*5.6%*	*6.9%*	
Amortization	729	466	356	(263)	(373)	1,430	932	690	(498)	(740)	6,915	3,890	(3,025)
Interest	1,320	768	569	(552)	(750)	2,644	1,536	1,149	(1,108)	(1,495)	12,687	4,782	(7,905)
Non-Op (Income)/Expense	6	(0)	(6)	(7)	(12)	59	(0)	(12)	(59)	(71)	(312)	32	344
Non-Recurring	182	36	181	(147)	(2)	542	71	1,072	(470)	530	8,643	4,316	(4,327)
Mgt/BOD Fees	67	67	50	0	(17)	133	133	100	0	(33)	700	600	(100)
Tax Expense	-	23	-	23	-	-	46	-	46	-	143	5	(137)
Net Income	**(692)**	**151**	**1,365**	**(843)**	**(2,058)**	**(2,080)**	**(120)**	**973**	**(1,960)**	**(3,054)**	**(16,031)**	**(2,102)**	**(13,928)**
% Net Income to Sales	*-3.6%*	*0.8%*	*7.0%*			*-5.5%*	*-0.3%*	*2.6%*			*-7.1%*	*-1.3%*	
Depreciation	761	906	534	145	(226)	1,709	1,811	955	103	(754)	9,208	4,432	(4,775)
Amortization	729	466	356	(263)	(373)	1,430	932	690	(498)	(740)	6,915	3,890	(3,025)
Interest	1,320	768	569	(552)	(750)	2,644	1,536	1,149	(1,108)	(1,495)	12,687	4,782	(7,905)
Taxes	-	23	-	23	-	-	46	-	46	-	143	5	(137)
EBITDA	**2,117**	**2,313**	**2,825**	**(196)**	**(708)**	**3,702**	**4,205**	**3,767**	**(503)**	**(65)**	**12,922**	**11,007**	**1,914**
% EBITDA to Sales	*10.9%*	*12.8%*	*14.5%*			*9.8%*	*11.6%*	*10.0%*			*5.7%*	*6.6%*	
Mgt/BOD Fees	67	67	50	0	(17)	133	133	100	0	(33)	700	600	(100)
Pro-forma Adjustment	-				-	-	-			-	-		-
Other Non-Recurring	182	36	181	(147)	(2)	542	71	1,072	(470)	530	8,643	4,316	(4,327)
Adjusted EBITDA	**2,366**	**2,416**	**3,056**	**(49)**	**(690)**	**4,377**	**4,410**	**4,939**	**(33)**	**(562)**	**22,265**	**15,924**	**6,341**
% Adjusted EBITDA to Sales	*12.2%*	*13.3%*	*15.7%*			*11.6%*	*12.2%*	*13.2%*			*9.8%*	*9.5%*	

United Land Services
Consolidated Balance Sheets
For the Period Ended February 29, 2024
Amounts in $000's

	2/29/2024	2/28/2023	12/31/2022	CME v PYCME	CME V PYE
	Actual	Actual	Actual	Actual	Actual
Assets					
Cash & Equivalents	2,065	6,357	5,025	(4,292)	(2,960)
Net Receivables	35,602	27,206	22,311	8,395	13,291
Inventory	2,763	1,246	979	1,516	1,784
Prepaid Expenses	1,010	717	996	293	14
Other	3,002	2,397	2,041	605	961
Total Current Assets	44,441	37,924	31,351	6,518	13,090
Fixed Assets	53,474	29,552	24,030	23,922	29,444
Accumulated Depreciation	(8,648)	(4,374)	(3,494)	(4,274)	(5,155)
Net Fixed Assets	44,825	25,178	20,536	19,648	24,289
Assets Under Construction	-	-	-	-	-
Deferred Taxes	2,094	2,094	2,094	0	0
Loan Origination Fees	-	-	-	-	-
Net Intangibles	62,178	28,659	27,059	33,518	35,119
Related Party Receivable	0	0	(8)	(0)	8
Other Long Term Assets	693	371	359	322	334
Total Assets	**154,232**	**94,226**	**81,391**	**60,005**	**72,841**
Liabilities					
Accounts Payable	11,386	11,857	10,202	(471)	1,184
Accrued Interest	-	-	-	-	-
Related Party payable	-	-	-	-	-
Other Current Liabilities	10,186	4,318	3,174	5,869	7,012
Total Current Liabilities	21,572	16,174	13,376	5,398	8,196
Debt					
Long Term Notes Payable-Twinbrook	103,614	48,233	39,483	55,381	64,131
Deferred Financing Costs	(2,529)	(1,819)	(1,917)	(710)	(612)
Long Term Notes Payable-John Deere	3,149	601	636	2,548	2,513
Revolver	5,500	2,000	2,000	3,500	3,500
Capital Lease	11,437	7,115	6,527	4,322	4,910
Operating Lease	5,970	2,597	2,597	3,373	3,373
Sellers Note	979	1,125	250	(146)	729
Pre-Acquisition Debt	-	-	-	-	-
Total Debt	128,120	59,853	49,577	68,267	78,544
Other Long Term Liabilities	2,392	2,392	2,392	-	-
Total Liabilities	**152,084**	**78,419**	**65,345**	**73,665**	**86,740**
Equity					
Capital Stock	36,460	31,650	31,200	4,810	5,260
Retained Earnings	(34,312)	(15,842)	(15,153)	(18,470)	(19,159)
Total Equity	2,148	15,808	16,046	(13,660)	(13,899)
Total Liabilities and Shareholder's Equity	**154,232**	**94,226**	**81,391**	**60,005**	**72,841**
	-	-	-		

United Land Services
Consolidated Income Statement - Pro-Forma
United Land Services
For the Period Ended February 29, 2024

	Current Month					Year to Date					Trailing Twelve Months		
	2/29/2024	2/29/2024	2/28/2023	Variance F/(U)		2/29/2024	2/29/2024	2/28/2023	Variance F/(U)		2/29/2024	2/28/2023	Var F/(U)
	Actual	Budget	Prior	Budget	Prior	Actual	Budget	Prior	Budget	Prior	Actual	Prior	Prior
Net Revenue	**19,351**	**18,135**	**19,485**	**1,216**	**(134)**	**37,758**	**36,248**	**37,523**	**1,510**	**236**	**226,616**	**167,380**	**59,237**
% Net Sales to Gross Revenue	*100.0%*	*100.0%*	*100.0%*			*100.0%*	*100.0%*	*100.0%*			*99.8%*	*100.2%*	*35.4%*
Direct Labor	3,918	4,189	3,429	271	(489)	7,568	8,335	6,797	767	(772)	51,776	33,925	(17,852)
Direct Subcontractor Costs	2,031	1,205	1,893	(826)	(138)	3,957	2,415	3,951	(1,542)	(6)	23,550	19,219	(4,332)
Direct Material	5,924	5,578	6,858	(346)	934	11,396	11,230	13,282	(166)	1,886	69,675	61,214	(8,460)
Other Direct Costs	232	162	134	(70)	(98)	462	322	294	(140)	(168)	2,522	1,466	(1,056)
Total COGS	**12,105**	**11,134**	**12,314**	**(971)**	**209**	**23,384**	**22,303**	**24,323**	**(1,081)**	**940**	**147,523**	**115,824**	**(31,699)**
Direct Margin	**7,246**	**7,000**	**7,171**	**246**	**75**	**14,375**	**13,946**	**13,199**	**429**	**1,175**	**79,094**	**51,556**	**27,538**
% Direct Margin to Sales	*37.4%*	*38.6%*	*36.8%*		*0.64%*	*38.1%*	*38.5%*	*35.2%*			*34.9%*	*30.8%*	
Indirect Labor	1,226	1,310	843	84	(383)	2,769	2,879	1,648	110	(1,121)	15,503	8,588	(6,915)
Vehicle & Equipment	1,415	1,249	1,031	(166)	(384)	2,650	2,493	2,114	(158)	(537)	15,135	11,237	(3,898)
COGS Depreciation	710	863	496	153	(214)	1,607	1,726	881	119	(726)	8,677	4,059	(4,618)
Other Indirect Costs	103	101	70	(2)	(33)	201	198	202	(3)	1	849	1,253	404
Total Indirect COGS	**3,453**	**3,523**	**2,440**	**70**	**(1,013)**	**7,227**	**7,296**	**4,844**	**69**	**(2,383)**	**40,163**	**25,137**	**(15,026)**
Gross Profit	**3,793**	**3,477**	**4,731**	**316**	**(938)**	**7,148**	**6,650**	**8,355**	**498**	**(1,207)**	**38,930**	**26,419**	**12,511**
% Gross Profit to Sales	*19.6%*	*19.2%*	*24.3%*			*18.9%*	*18.3%*	*22.3%*			*17.2%*	*15.8%*	
Selling Expenses	221	182	123	(39)	(98)	408	377	244	(31)	(164)	2,524	1,408	(1,116)
Administrative Salaries	1,236	1,127	1,127	(109)	(110)	2,569	2,356	2,360	(213)	(209)	14,859	7,872	(6,987)
Rent	225	194	164	(31)	(60)	444	388	329	(56)	(115)	2,256	1,187	(1,070)
Professional Fees	40	38	19	(2)	(21)	82	76	34	(6)	(48)	272	229	(43)
Technology Expenses	66	62	62	(5)	(5)	132	123	112	(9)	(20)	825	439	(386)
Other G&A	342	322	553	(21)	211	683	645	1,009	(38)	326	4,781	3,167	(1,614)
SG&A Depreciation	51	43	39	(8)	(12)	102	85	74	(17)	(28)	531	374	(158)
Regional Allocation	-	-	129	-	129	-	-	221	-	221	137	221	84
Total SG&A	**2,181**	**1,967**	**2,216**	**(214)**	**35**	**4,420**	**4,051**	**4,383**	**(369)**	**(37)**	**26,184**	**14,896**	**(11,289)**
% SG&A to Sales	*11.3%*	*10.8%*	*11.4%*			*11.7%*	*11.2%*	*11.7%*			*11.6%*	*8.9%*	
Operating Income	**1,612**	**1,510**	**2,516**	**102**	**(904)**	**2,728**	**2,599**	**3,972**	**129**	**(1,244)**	**12,746**	**11,523**	**1,223**
% Operating Income to Sales	*8.3%*	*8.3%*	*12.9%*			*7.2%*	*7.2%*	*10.6%*			*5.6%*	*6.9%*	
Amortization	729	466	356	(263)	(373)	1,430	932	690	(498)	(740)	6,915	3,890	(3,025)
Interest	1,320	768	569	(552)	(750)	2,644	1,536	1,149	(1,108)	(1,495)	12,687	4,782	(7,905)
Non-Op (Income)/Expense	6	(0)	(6)	(7)	(12)	59	(0)	(12)	(59)	(71)	(312)	32	344
Non-Recurring	182	36	181	(147)	(2)	542	71	1,072	(470)	530	8,643	4,316	(4,327)
Mgt/BOD Fees	67	67	50	0	(17)	133	133	100	0	(33)	700	600	(100)
Tax Expense	-	23	-	23	-	-	46	-	46	-	143	5	(137)
Net Income	**(692)**	**151**	**1,365**	**(843)**	**(2,058)**	**(2,080)**	**(120)**	**973**	**(1,960)**	**(3,054)**	**(16,031)**	**(2,102)**	**(13,928)**
% Net Income to Sales	*-3.6%*	*0.8%*	*7.0%*			*-5.5%*	*-0.3%*	*2.6%*			*-7.1%*	*-1.3%*	
Depreciation	761	906	534	145	(226)	1,709	1,811	955	103	(754)	9,208	4,432	(4,775)
Amortization	729	466	356	(263)	(373)	1,430	932	690	(498)	(740)	6,915	3,890	(3,025)
Interest	1,320	768	569	(552)	(750)	2,644	1,536	1,149	(1,108)	(1,495)	12,687	4,782	(7,905)
Taxes	-	23	-	23	-	-	46	-	46	-	143	5	(137)
EBITDA	**2,117**	**2,313**	**2,825**	**(196)**	**(708)**	**3,702**	**4,205**	**3,767**	**(503)**	**(65)**	**12,922**	**11,007**	**1,914**
% EBITDA to Sales	*10.9%*	*12.8%*	*14.5%*			*9.8%*	*11.6%*	*10.0%*			*5.7%*	*6.6%*	
Mgt/BOD Fees	67	67	50	0	(17)	133	133	100	0	(33)	700	600	(100)
Pro-forma Adjustment	-				-	-	-			-	-		-
Other Non-Recurring	182	36	181	(147)	(2)	542	71	1,072	(470)	530	8,643	4,316	(4,327)
Adjusted EBITDA	**2,366**	**2,416**	**3,056**	**(49)**	**(690)**	**4,377**	**4,410**	**4,939**	**(33)**	**(562)**	**22,265**	**15,924**	**6,341**
% Adjusted EBITDA to Sales	*12.2%*	*13.3%*	*15.7%*			*11.6%*	*12.2%*	*13.2%*			*9.8%*	*9.5%*	

United Land Services
Consolidated Income Statement - Pro-Forma
Rolling TTM
United Land Services
For the Period Ended February 29, 2024

	February 2023 Actual	March 2023 Actual	April 2023 Actual	May 2023 Actual	June 2023 Actual	July 2023 Actual	August 2023 Actual	September 2023 Actual	October 2023 Actual	November 2023 Actual	December 2023 Actual	January 2024 Actual	February 2024 Actual	TTM Actual
Net Revenue	**19,485**	**20,656**	**18,217**	**19,048**	**18,444**	**18,523**	**19,839**	**17,451**	**19,005**	**19,481**	**18,194**	**18,408**	**19,351**	**226,616**
% Net Sales to Gross Revenue	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*
Direct Labor	3,429	4,128	4,035	4,534	4,870	4,947	5,577	4,657	4,368	3,668	3,423	3,651	3,918	51,776
Direct Subcontractor Costs	1,893	1,870	1,625	1,871	1,266	1,783	2,779	2,279	1,701	1,994	2,426	1,926	2,031	23,550
Direct Material	6,858	7,211	5,883	6,329	5,601	5,533	5,510	4,671	6,085	6,170	5,285	5,473	5,924	69,675
Other Direct Costs	134	189	156	160	254	189	232	197	240	174	269	230	232	2,522
Total COGS	**12,314**	**13,398**	**11,699**	**12,894**	**11,991**	**12,453**	**14,099**	**11,803**	**12,394**	**12,006**	**11,403**	**11,279**	**12,105**	**147,523**
Direct Margin	**7,171**	**7,258**	**6,519**	**6,154**	**6,453**	**6,070**	**5,741**	**5,647**	**6,611**	**7,475**	**6,792**	**7,129**	**7,246**	**79,094**
% Direct Margin to Sales	*36.8%*	*35.1%*	*35.8%*	*32.3%*	*35.0%*	*32.8%*	*28.9%*	*32.4%*	*34.8%*	*38.4%*	*37.3%*	*38.7%*	*37.4%*	*34.9%*
Indirect Labor	843	867	953	1,142	1,209	1,091	1,229	1,340	1,497	1,675	1,730	1,543	1,226	15,503
Vehicle & Equipment	1,031	1,184	1,101	1,212	1,173	1,359	1,376	1,354	1,336	1,236	1,152	1,236	1,415	15,135
COGS Depreciation	496	444	525	594	674	700	912	763	788	851	818	897	710	8,677
Other Indirect Costs	70	118	123	145	170	(272)	(3)	71	(6)	189	113	98	103	849
Total Indirect COGS	**2,440**	**2,613**	**2,702**	**3,094**	**3,226**	**2,878**	**3,515**	**3,528**	**3,615**	**3,951**	**3,814**	**3,774**	**3,453**	**40,163**
Gross Profit	**4,731**	**4,645**	**3,816**	**3,060**	**3,227**	**3,191**	**2,226**	**2,119**	**2,995**	**3,524**	**2,978**	**3,355**	**3,793**	**38,930**
% Gross Profit to Sales	*24.3%*	*22.5%*	*20.9%*	*16.1%*	*17.5%*	*17.2%*	*11.2%*	*12.1%*	*15.8%*	*18.1%*	*16.4%*	*18.2%*	*19.6%*	*17.2%*
Selling Expenses	123	180	163	266	246	276	192	184	202	221	185	187	221	2,524
Administrative Salaries	1,127	1,378	1,349	1,490	1,219	1,092	983	1,078	1,143	1,365	1,193	1,333	1,236	14,859
Rent	164	171	166	173	178	183	181	180	175	202	203	219	225	2,256
Professional Fees	19	21	24	33	32	35	30	(43)	15	33	11	42	40	272
Technology Expenses	62	50	58	80	73	69	80	75	70	65	73	66	66	825
Other G&A	553	581	593	426	360	345	366	351	313	300	463	341	342	4,781
SG&A Depreciation	39	39	35	39	41	42	43	43	49	48	49	51	51	531
Regional Allocation	129	137												137
Total SG&A	**2,216**	**2,557**	**2,387**	**2,507**	**2,148**	**2,042**	**1,875**	**1,869**	**1,968**	**2,235**	**2,177**	**2,239**	**2,181**	**26,184**
% SG&A to Sales	*11.4%*	*12.4%*	*13.1%*	*13.2%*	*11.6%*	*11.0%*	*9.5%*	*10.7%*	*10.4%*	*11.5%*	*12.0%*	*12.2%*	*11.3%*	*11.6%*
Operating Income	**2,516**	**2,087**	**1,429**	**554**	**1,079**	**1,149**	**351**	**250**	**1,028**	**1,289**	**801**	**1,116**	**1,612**	**12,746**
% Operating Income to Sales	*12.9%*	*10.1%*	*7.8%*	*2.9%*	*5.8%*	*6.2%*	*1.8%*	*1.4%*	*5.4%*	*6.6%*	*4.4%*	*6.1%*	*8.3%*	*5.6%*
Amortization	356	356	368	407	407	425	425	426	479	475	1,717	701	729	6,915
Interest	569	727	605	767	633	1,206	902	1,198	1,394	1,399	1,212	1,324	1,320	12,687
Non-Op (Income)/Expense	(6)	11	(2)	15	(41)	(86)	(22)	(20)	(37)	(149)	(40)	53	6	(312)
Non-Recurring	181	596	766	273	2,430	662	678	1,914	(297)	490	591	359	182	8,643
Mgt/BOD Fees	50	50	50	50	50	50	50	67	67	67	67	67	67	700
Tax Expense	-	-	0	-	-	-	-	-	143	-	0	-	-	143
Net Income	**1,365**	**347**	**(357)**	**(958)**	**(2,401)**	**(1,108)**	**(1,681)**	**(3,333)**	**(720)**	**(993)**	**(2,745)**	**(1,388)**	**(692)**	**(16,031)**
% Net Income to Sales	*7.0%*	*1.7%*	*-2.0%*	*-5.0%*	*-13.0%*	*-6.0%*	*-8.5%*	*-19.1%*	*-3.8%*	*-5.1%*	*-15.1%*	*-7.5%*	*-3.6%*	*-7.1%*
Depreciation	534	483	560	633	714	742	956	807	838	899	867	948	761	9,208
Amortization	356	356	368	407	407	425	425	426	479	475	1,717	701	729	6,915
Interest	569	727	605	767	633	1,206	902	1,198	1,394	1,399	1,212	1,324	1,320	12,687
Taxes	-	-	0	-	-	-	-	-	143	-	0	-	-	143
EBITDA	**2,825**	**1,913**	**1,175**	**848**	**(646)**	**1,265**	**601**	**(903)**	**2,133**	**1,780**	**1,051**	**1,585**	**2,117**	**12,922**
% EBITDA to Sales	*14.5%*	*9.3%*	*6.5%*	*4.5%*	*-3.5%*	*6.8%*	*3.0%*	*-5.2%*	*11.2%*	*9.1%*	*5.8%*	*8.6%*	*10.9%*	*5.7%*
Mgt/BOD Fees	50	50	50	50	50	50	50	67	67	67	67	67	67	700
Pro-forma Adjustment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Non-Recurring	181	596	766	273	2,430	662	678	1,914	(297)	490	591	359	182	8,643
Adjusted EBITDA	**3,056**	**2,559**	**1,991**	**1,172**	**1,834**	**1,977**	**1,329**	**1,077**	**1,903**	**2,337**	**1,709**	**2,011**	**2,366**	**22,265**
% Adjusted EBITDA to Sales	*15.7%*	*12.4%*	*10.9%*	*6.2%*	*9.9%*	*10.7%*	*6.7%*	*6.2%*	*10.0%*	*12.0%*	*9.4%*	*10.9%*	*12.2%*	*9.8%*

United Land Services
Consolidated Statement of Cash Flows
For the Period Ended February 29, 2024
Amounts in $000's

	Month	Year-to-Date
Net Income (Loss)	(692)	(2,080)
Adjustments to Net income (Loss)		
Depreciation Expenses	761	1,709
Amortization of Intangible Assets	729	1,430
Amortization of Deferred Financing Costs	74	148
(Gain) / Loss on Retirement of Fixed Assets	206	382
Total Adjustments to Net Income	1,770	3,669
Cash Flow from Changes in Working Capital:		
(Increase) / Decrease in Accounts Receivable	(2,968)	(1,999)
(Increase) / Decrease in Inventory	326	825
(Increase) / Decrease in Prepaid Expenses	271	150
(Increase) / Decrease in Other Current Assets	121	269
Increase / (Decrease) in Accounts Payable	(608)	(2,503)
Increase / (Decrease) in Accrued Liabilities	(2,376)	(634)
Total Cash Flow from Changes in Working Capital	(5,234)	(3,892)
Total Cash Flows from Operating Activities	(4,157)	(2,304)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Change in Other Assets	277	471
Capital Expenditures	(793)	(1,516)
Acquisition Expenditures	-	-
Change in Intangible Assets	2,474	2,474
Total Cash Flows from Investing Activities	1,958	1,429
CASH FLOWS FROM FINANCING ACTIVITIES:		
Equity Issued	-	-
Increase / (Decrease) in Other LT Liabilities	(183)	(233)
Capital Lease Principal	50	260
Proceeds from Long Term Debt	-	-
Payments of Long Term Debt	(514)	(1,377)
Increase / (Decrease) in Other Notes Payable	751	971
Total Cash Flows from Financing Activities	104	(379)
Beginning Cash Balance	4,159	3,318
Cash Removed at Transaction Closing	-	-
Total Increase (Decrease to Cash)	(2,094)	(1,254)
Ending Cash Balance	**2,065**	**2,065**
	-	-

United Land Services
Consolidated Balance Sheets
For the Period Ended February 29, 2024
Amounts in $000's

	2/29/2024	2/28/2023	12/31/2022	CME v PYCME	CME V PYE
	Actual	Actual	Actual	Actual	Actual
Assets					
Cash & Equivalents	2,065	6,357	5,025	(4,292)	(2,960)
Net Receivables	35,602	27,206	22,311	8,395	13,291
Inventory	2,763	1,246	979	1,516	1,784
Prepaid Expenses	1,010	717	996	293	14
Other	3,002	2,397	2,041	605	961
Total Current Assets	44,441	37,924	31,351	6,518	13,090
Fixed Assets	53,474	29,552	24,030	23,922	29,444
Accumulated Depreciation	(8,648)	(4,374)	(3,494)	(4,274)	(5,155)
Net Fixed Assets	44,825	25,178	20,536	19,648	24,289
Assets Under Construction	-	-	-	-	-
Deferred Taxes	2,094	2,094	2,094	0	0
Loan Origination Fees	-	-	-	-	-
Net Intangibles	62,178	28,659	27,059	33,518	35,119
Related Party Receivable	0	0	(8)	(0)	8
Other Long Term Assets	693	371	359	322	334
Total Assets	**154,232**	**94,226**	**81,391**	**60,005**	**72,841**
Liabilities					
Accounts Payable	11,386	11,857	10,202	(471)	1,184
Accrued Interest	-	-	-	-	-
Related Party payable	-	-	-	-	-
Other Current Liabilities	10,186	4,318	3,174	5,869	7,012
Total Current Liabilities	21,572	16,174	13,376	5,398	8,196
Debt					
Long Term Notes Payable-Twinbrook	103,614	48,233	39,483	55,381	64,131
Deferred Financing Costs	(2,529)	(1,819)	(1,917)	(710)	(612)
Long Term Notes Payable-John Deere	3,149	601	636	2,548	2,513
Revolver	5,500	2,000	2,000	3,500	3,500
Capital Lease	11,437	7,115	6,527	4,322	4,910
Operating Lease	5,970	2,597	2,597	3,373	3,373
Sellers Note	979	1,125	250	(146)	729
Pre-Acquisition Debt	-	-	-	-	-
Total Debt	128,120	59,853	49,577	68,267	78,544
Other Long Term Liabilities	2,392	2,392	2,392	-	-
Total Liabilities	**152,084**	**78,419**	**65,345**	**73,665**	**86,740**
Equity					
Capital Stock	36,460	31,650	31,200	4,810	5,260
Retained Earnings	(34,312)	(15,842)	(15,153)	(18,470)	(19,159)
Total Equity	2,148	15,808	16,046	(13,660)	(13,899)
Total Liabilities and Shareholder's Equity	**154,232**	**94,226**	**81,391**	**60,005**	**72,841**
	-	-	-		

Uniting partners through exceptional landscape services

TAB 13

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DOG WASTE REMOVAL SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 12 day of March 2026, by and between:

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* and whose mailing address is 3434 Colwell Ave, Suite 200, Florida 33614 **("District");** and

KC ELEMENTS, LLC o/e/A DOODY CALLS, a Florida limited liability company, with a mailing address of 4326 Kingsfield Drive, Parrish, Florida 34219 **("Contractor").**

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide weekly dog waste removal services for two (2) dog waste stations located within the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide dog waste removal services and has agreed to provide to the District those services identified in **Exhibit A,** attached hereto and incorporated by reference herein **("Services");** and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional dog waste removal services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services as shown in **Section 3** of this Agreement.

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B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF DOG WASTE REMOVAL SERVICES. The Contractor will provide weekly dog waste removal services for two (2) dog waste stations located within the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A** on a weekly basis. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A,** this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its

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representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the weekly Services described in this Agreement, the District agrees to pay the Contractor **One Thousand Five Hundred Sixty Dollars and Zero Cents ($1,560.00) annually.** The term of this Agreement shall be through September 30, 2026, unless terminated earlier by either party in accordance with the provisions of this Agreement. Thereafter, this Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either Party thirty (30) days prior to the expiration of the Agreement. Any change in compensation or the scope of services must be approved in writing by the parties.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the

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Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $500,000 combined single limit bodily injury 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. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such

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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 7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes,* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any

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action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District

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shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both

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Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A.	**If to District:**	Deerbrook Community Development District 3434 Colwell Ave, Suite 200 Tampa, Florida 33614 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to the Contractor:**	KC Elements, LLC DBA Doody Calls 4326 Kingsfield Drive Parrish, Florida 34219 Attn: Kara Kelsey

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement

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or any of the prov1s1ons or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the prov1s1ons contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes.* Contractor acknowledges that the designated public records custodian for the District is **Lynn Hayes** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes;* 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES,* TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF LHAYES@RIZZETTA.COM; OR 3434 COLWELL AVE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the

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preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes.* Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes.*

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes,* and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes,* shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes,* within the year immediately preceding the date of this Agreement.

SECTION 31. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes,* (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran

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Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

SECTION 32. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes,* to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

[CONTINUED ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

Signed by:
21AABD855FB74D4...

Chairperson, Board of Supervisors

KC EKEMENTS, LLC d/b/a Doody Calls

Kara Kelsey

By: Kara Kelsey

Its: General Manager

Exhibit A: Description of Services

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Exhibit A

Description of Services

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Deer Brook CDD - Pet Waste Management

Deer Brook CDD
7177 Beaverhead Lane
Land O'Lakes, FL, FL 34638

Lynn Hayes
lhayes@rizzetta.com
873.994.1001

Reference: 20260304-140552846
Quote created: March 4, 2026
Quote expires: August 31, 2026
Quote created by: Kara Kelsey
Regional Manager
kkelsey@doodycalls.com
+79479875268

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Comments from Kara Kelsey

Five Reasons Why Communities Love DoodyCalls

Communities across America keep pet waste at bay with the help of DoodyCalls. Here's why:

Unmatched Expertise

With more than a decade of experience helping communities, homeowner associations, apartment complexes, local governments and municipalities successfully manage pet waste, DoodyCalls is the definitive subject matter expert on all things related to the "fecal" matter.

Comprehensive Pet Waste Management Plans

Eliminating pet waste takes a well-rounded approach. When you work with DoodyCalls, you get a comprehensive pet waste management plan that is tailored to meet the specific needs and budget of your community.

A Flexible Approach

As our technicians service your community, we keep a close eye on station usage, monitoring fluctuations as seasons and other factors change, and making recommendations to keep your service levels optimized for efficiency and cost effectiveness.

We Go Beyond Pet Waste Pickup

At DoodyCalls, we openly share our expertise by making available an extensive library of professionally written newsletter articles designed to educate residents about the importance of keeping pet waste off the ground. We also have a Pet Waste Management Handbook, which helps community managers like yourself design and implement comprehensive pet waste management plans.

Caring For the Community at Large

DoodyCalls is dedicated to making the world a better place to live, one scoop at a time. With our environmentally friendly pet waste management practices, we not only keep your community clean and safe for families and pets to enjoy, but we work to improve the local environment as well.

Pet Waste Health and Environmental Impact

DoodyCalls is dedicated to keeping the residents in your community healthy and easing the impact of the community's pet waste and trash on the environment. Studies have shown that one gram of pet waste contains 23 million Fecal Coliform Bacteria which are known to cause cramps, diarrhea, intestinal illness, and serious kidney disorders in humans. Leaving pet waste on the ground allows it to wash into storm drains and contaminate the region's water supply. In addition, the waste that enters the water supply causes rapid algae growth that cuts the oxygen in the water and kills plant life and fish.

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Products & Services

Item & Description	Quantity	Unit Price	Total
Pet Waste Station Service Weekly Pet Waste Station Service	2	$15.00 /week	$30.00 / week

DoodyCalls Pet Waste Station Service includes:

Removing the existing waste can liner and replacing it with a new liner.

Restocking the litter bag dispenser as needed.

Inspecting the station for functionality and defects that may cause a service, aesthetic, or safety concern to the community.

Communicating any issues to the Community Manager.

Thoroughly disinfect stations to ensure a nice clean look and proper sanitation.

Removing waste left on the ground within a 6-foot radius of the pet waste station.

Weekly subtotal	$30.00
Total	**$30f0**
Total contract value	**$1,560.00**

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Purchase terms

1. Pet waste bags will be replaced as need at $8 per replacement.
2. DoodyCalls requires the approval of pet waste station locations before they can be installed.
3. We believe the estimate for common area cleaning allows sufficient time to clean all designated common areas. If some areas have so much trash or waste that we cannot complete all areas as noted above, we will clean the remaining areas on subsequent scheduled visits. If the cleaning is scheduled for one time only, we will obtain approval before continuing.
4. Equipment prices do not include state and local sales tax.
5. Waste and trash collected will be placed in the community's waste area or can be removed and disposed of according to state and local codes and guidelines at an additional cost.
6. DoodyCalls reserve the right to charge an annual Administrative Fee of up to $125 if required to sign up for 3rd party vendor credentialing*
7. DoodyCalls will provide the community with 60 days' notice of any price changes. Either party may cancel the work with 60 days written notice.
8. This proposal is valid for 90 days.
9. Term Net 30

*These items fluctuate depending on the Deer Brook CDD vendor requirements.

Signature

Signature

Date

Printed name

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Questions? Contact me

Kara Kelsey
Regional Manager
kkelsey@doodycalls.com
+19419815268

Doody Calls on the Suncoast
Parrish, FL 34219

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/09/2026

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	CONTACT NAME:	
Liberty Mutual Insurance PO Box 188065 Fairfield OH 45018	PHONE (A/C, No, Ext): 800-962-7132	FAX (A/C, No): 800-845-3666
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Ohio Security Insurance Company	24082
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Tampa Poop 911, Llc
12340 Grizzly Ln
New Port Richey FL 34654

COVERAGES **CERTIFICATE NUMBER:** 0394499475 **REVISION NUMBER:** 2016-03

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PROJECT [ ] LOC [ ] OTHER:	X	X	BLS68771213	01/24/2026	01/24/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 300,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY [ ]						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE [ ]	$ $ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE [ ]	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

See Additional Remarks

CERTIFICATE HOLDER

Deerbrook Community Development District C/o Rizzetta & Comany
3434 Colwell Avenue Suite 200
Tampa FL 33614

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

Curtis Luken

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AGENCY CUSTOMER ID: 68771213

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Liberty Mutual Insurance	Tampa Poop 911, Llc 12340 Grizzly Ln New Port Richey FL 34654
POLICY NUMBER BLS68771213	
CARRIER / NAIC CODE Ohio Security Insurance Company / 24082	EFFECTIVE DATE: 01/24/2026

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 0025 **FORM TITLE:** 2016-03

Certificate Holder is Additional Insured if required by written contract or written agreement subject to General Liability Blanket Additional Insured Provision. Waiver of Subrogation applies. This Policy is Primary, and we will not ask for contribution of the Policy issued to the Additional Insured. Ongoing Operations Coverage applies.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY EXTENSION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

A. NON-OWNED AIRCRAFT

Under Paragraph **2. Exclusions** of **Section I – Coverage A - Bodily Injury And Property Damage Liability,** exclusion **g. Aircraft, Auto Or Watercraft** does not apply to an aircraft provided:

1. It is not owned by any insured;

2. It is hired, chartered or loaned with a trained paid crew;

3. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating her or him a commercial or airline pilot; and

4. It is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

B. NON-OWNED WATERCRAFT

Under Paragraph **2. Exclusions** of **Section I – Coverage A – Bodily Injury And Property Damage Liability,**

Subparagraph **(2)** of exclusion **g. Aircraft, Auto Or Watercraft** is replaced by the following:

This exclusion does not apply to:

(2) A watercraft you do not own that is:

(a) Less than 52 feet long; and

(b) Not being used to carry persons or property for a charge.

C. PROPERTY DAMAGE LIABILITY – ELEVATORS

1. Under Paragraph **2. Exclusions** of **Section I – Coverage A – Bodily Injury And Property Damage Liability,** Subparagraphs **(3), (4)** and **(6)** of exclusion **j. Damage To Property** do not apply if such "property damage" results from the use of elevators. For the purpose of this provision, elevators do not include vehicle lifts. Vehicle lifts are lifts or hoists used in automobile service or repair operations.

2. The following is added to **Section IV – Commercial General Liability Conditions,** Condition **4. Other Insurance,** Paragraph **b. Excess Insurance:**

The insurance afforded by this provision of this endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage)

If Damage To Premises Rented To You is not otherwise excluded from this Coverage Part:

1. Under Paragraph **2. Exclusions of Section I - Coverage A - Bodily Injury and Property Damage Liability:**

a. The fourth from the last paragraph of exclusion **j. Damage To Property** is replaced by the following:

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from an automatic fire protection system) to:

(i) Premises rented to you for a period of 7 or fewer consecutive days; or

(ii) Contents that you rent or lease as part of a premises rental or lease agreement for a period of more than 7 days.

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" to contents of premises rented to you for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in **Section III – Limits of Insurance**.

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b. The last paragraph of subsection **2. Exclusions** is replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to Damage To Premises Rented To You as described in **Section III – Limits Of Insurance.**

2. Paragraph **6.** under **Section III – Limits Of Insurance** is replaced by the following:

6. Subject to Paragraph **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "property damage" to:

a. Any one premise:

(1) While rented to you; or

(2) While rented to you or temporarily occupied by you with permission of the owner for damage by fire, lightning, explosion, smoke or leakage from automatic protection systems; or

b. Contents that you rent or lease as part of a premises rental or lease agreement.

3. As regards coverage provided by this provision **D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage) -** Paragraph **9.a.** of **Definitions** is replaced with the following:

9.a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with the permission of the owner, or for damage to contents of such premises that are included in your premises rental or lease agreement, is not an "insured contract".

E. MEDICAL PAYMENTS EXTENSION

If **Coverage C Medical Payments** is not otherwise excluded, the Medical Payments provided by this policy are amended as follows:

Under Paragraph **1. Insuring Agreement** of **Section I – Coverage C – Medical Payments,** Subparagraph **(b)** of Paragraph **a.** is replaced by the following:

(b) The expenses are incurred and reported within three years of the date of the accident; and

F. EXTENSION OF SUPPLEMENTARY PAYMENTS – COVERAGES A AND B

1. Under **Supplementary Payments – Coverages A** and **B,** Paragraph **1.b.** is replaced by the following:

b. Up to **$3,000** for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph **1.d**. is replaced by the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to **$500** a day because of time off from work.

G. ADDITIONAL INSUREDS - BY CONTRACT, AGREEMENT OR PERMIT

1. Paragraph **2.** under **Section II – Who Is An Insured** is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by:

a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your on going operations for the additional insured that are the subject of the written contract or written agreement provided that the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" is committed, subsequent to the signing of such written contract or written agreement; or

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b. Premises or facilities rented by you or used by you; or

c. The maintenance, operation or use by you of equipment rented or leased to you by such person or organization; or

d. Operations performed by you or on your behalf for which the state or political subdivision has issued a permit subject to the following additional provisions:

(1) This insurance does not apply to "bodily injury", "property damage", or "personal and advertising injury" arising out of the operations performed for the state or political subdivision;

(2) This insurance does not apply to "bodily injury" or "property damage" included within the "completed operations hazard".

(3) Insurance applies to premises you own, rent, or control but only with respect to the following hazards:

a) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or

(b) The construction, erection, or removal of elevators; or

(c) The ownership, maintenance, or use of any elevators covered by this insurance.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to Paragraph **1.a.** above, a person's or organization's status as an additional insured under this endorsement ends when:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

With respect to Paragraph **1.b.** above, a person's or organization's status as an additional insured under this endorsement ends when their written contract or written agreement with you for such premises or facilities ends.

With respects to Paragraph **1.c.** above, this insurance does not apply to any "occurrence" which takes place after the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed prior to the "bodily injury" or "property damage".

We have no duty to defend an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured as required in Paragraph **b.** of Condition **2. Duties In the Event Of Occurrence, Offense, Claim Or Suit** under **Section IV – Commercial General Liability Conditions.**

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2. With respect to the insurance provided by this endorsement, the following are added to Paragraph **2. Exclusions** under **Section I - Coverage A - Bodily Injury And Property Damage Liability:**

This insurance does not apply to:

a. "Bodily injury" or "property damage" arising from the sole negligence of the additional insured.

b. "Bodily injury" or "property damage" that occurs prior to you commencing operations at the location where such "bodily injury" or "property damage" occurs.

c. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

(1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

d. "Bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

e. Any person or organization specifically designated as an additional insured for ongoing operations by a separate **ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS** endorsement issued by us and made a part of this policy.

3. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement; or

b. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

H. PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED EXTENSION

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

Condition **4. Other Insurance of SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

a. The following is added to Paragraph **a. Primary Insurance:**

If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.

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b. The following is added to Paragraph **b. Excess Insurance:**

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.

I. ADDITIONAL INSUREDS - EXTENDED PROTECTION OF YOUR "LIMITS OF INSURANCE"

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

1. The following is added to Condition **2. Duties In The Event Of Occurrence, Offense, Claim or Suit:**

An additional insured under this endorsement will as soon as practicable:

a. Give written notice of an "occurrence" or an offense that may result in a claim or "suit" under this insurance to us;

b. Tender the defense and indemnity of any claim or "suit" to all insurers whom also have insurance available to the additional insured; and

c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.

d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured.

2. The limits of insurance applicable to the additional insured are those specified in a written contract or written agreement or the limits of insurance as stated in the Declarations of this policy and defined in **Section III – Limits of Insurance** of this policy, whichever are less. These limits are inclusive of and not in addition to the limits of insurance available under this policy**.**

J. WHO IS AN INSURED - INCIDENTAL MEDICAL ERRORS / MALPRACTICE
WHO IS AN INSURED - FELLOW EMPLOYEE EXTENSION - MANAGEMENT EMPLOYEES

Paragraph **2.a.(1)** of **Section II - Who Is An Insured** is replaced with the following:

(1) "Bodily injury" or "personal and advertising injury":

(a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph **(1) (a)** above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs **(1) (a)** or **(b)** above; or

(d) Arising out of his or her providing or failing to provide professional health care services. However, if you are not in the business of providing professional health care services or providing professional health care personnel to others, or if coverage for providing professional health care services is not otherwise excluded by separate endorsement, this provision (Paragraph **(d)**) does not apply.

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Paragraphs **(a)** and **(b)** above do not apply to "bodily injury" or "personal and advertising injury" caused by an "employee" who is acting in a supervisory capacity for you. Supervisory capacity as used herein means the

"employee's" job responsibilities assigned by you, includes the direct supervision of other "employees" of yours. However, none of these "employees" are insureds for "bodily injury" or "personal and advertising injury" arising out of their willful conduct, which is defined as the purposeful or willful intent to cause "bodily injury" or "personal and advertising injury", or caused in whole or in part by their intoxication by liquor or controlled substances.

The coverage provided by provision **J.** is excess over any other valid and collectable insurance available to your "employee".

K. NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES

Paragraph **3.** of **Section II** - **Who Is An Insured** is replaced by the following:

3. Any organization you newly acquire or form and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only until the expiration of the policy period in which the entity was acquired or formed by you;

b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

c. Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

d. Records and descriptions of operations must be maintained by the first Named Insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations or qualifies as an insured under this provision.

L. FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **6. Representations:**

Your failure to disclose all hazards or prior "occurrences" existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior "occurrences" is not intentional.

M. KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **2. Duties In The Event of Occurrence, Offense, Claim Or Suit:**

Knowledge of an "occurrence", offense, claim or "suit" by an agent, servant or "employee" of any insured shall not in itself constitute knowledge of the insured unless an insured listed under Paragraph **1.** of **Section II – Who Is An Insured** or a person who has been designated by them to receive reports of "occurrences", offenses, claims or "suits" shall have received such notice from the agent, servant or "employee".

N. LIBERALIZATION CLAUSE

If we revise this Commercial General Liability Extension Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the day the revision is effective in your state.

O. BODILY INJURY REDEFINED

Under **Section V – Definitions,** Definition **3.** is replaced by the following:

3. "Bodily Injury" means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.

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P. EXTENDED PROPERTY DAMAGE

Exclusion a. of **COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY** is replaced by the following:

a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US – WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **8. Transfer Of Rights Of Recovery Against Others To Us:**

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard" provided:

1. You and that person or organization have agreed in writing in a contract or agreement that you waive such rights against that person or organization; and

2. The injury or damage occurs subsequent to the execution of the written contract or written agreement.

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TAB 14

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AGREEMENT FOR SERVICES

This "**Agreement**" is by and between: ***Deerbrook Community Development District*** **("District")** and ***Waste Pro of Florida, Inc. d/b/a J/D/ Parker & Sons*** dated March 13, 2026 ("**Contractor**"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.

2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "**Services**" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

4. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

5. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B.** The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

7. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

8. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

9. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.

10. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

12. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

13. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

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IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Bill Fife
21AABB355FB74D4...

By:_____

Its: Chair

WASTE PRO OF FLORIDA, INC. D/B/A J/D/ PARKER & SONS

Signed by:
Robby Fountain
Robby Fountain
3E6F3C1F4A1C408...

By:_____

Its: Sales Rep

3/13/2026

Exhibit A: Proposal
Exhibit B: Insurance Certificate with Endorsements

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Exhibit A: Proposal

Docusign Envelope ID: 987CC516-7E1A-4418-9A86-C819E0DD0885

5334 Sunset Road
New Port Richey, FL 34652
727-845-1024 Phone

Service Agreement

Customer Site Information — New Business Perm

Account #:	Site Name/Service Address:	Service Site Contact:	Service Start Date: 04-01-2026
	Deerbrook Amenity Center	Lynn Haynes	Service Area: Land O Lakes
Account Name: Deer Brook of Pasco - Amenity Center	7177 Beaverhead Lane Land O' Lakes, FL 34638	Mobile: 813-994-1001 Email: lhayes@rizzetta.com	Salesperson: Robert Fountain

Billing Information

Billing Name:	Deerbrook Community Development District C/o Rizzetta & Company	Contact: Lynn Haynes	P.O.#:
Billing Address:	3434 Colwell Avenue - Suite 200 Tampa, FL 33614	Mobile: 813-994-1001 Email: lhayes@rizzetta.com	Customer Payment:

Monthly Equipment / Services Specifications

Service Type	Qty	Material	Size	Frequency	Delivery Fee	Rate
96 GALLON COMMERCIAL TOTER - SOLID WASTE	2	Trash	96 Gal	2 Times Per Week	$0.00	$26.00

On-Call Equipment / Services Specifications

Service Type	Qty	Material	Size	Frequency	Disposal per Ton	Tons Included	Delivery Fee	Rate

Additional Fees

Extra Pickup:	Relocate:	Dry Run Fee:
Additional Yardage Fee:	Contaminated Load:	Installation Charge:

Rolloff Liner:	Repair Container:
Rolloff box not active after days will be charged a per day service charge.	Rolloff container will have a per pull charge and a minimum of tons disposal charge.

Fuel Fee:	Environmental Fee:	Franchise Fee:

Additional Notes: Service days Tuesday & Friday (carts must be put on the street on service days)

THE UNDERSIGNED INDIVIDUAL SIGNING THIS AGREEMENT ON BEHALF OF THE CUSTOMER ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTANDS THE TERMS AND CONDITIONS OF THIS AGREEMENT, ON THE REVERSE SIDE, AND THAT HE/SHE HAS THE AUTHORITY TO SIGN ON BEHALF OF THE CUSTOMER.

Customer Signature	Date	Waste Pro Representative	Date
Print Name		Print Name	

TERMS & CONDITIONS ON THE NEXT PAGE

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Exhibit B: Certificate of Insurance

TAB 15

Docusign Envelope ID: 5B320330-9C70-4D28-90A7-5C515A989327

FIRST AMENDMENT TO AMENDED AND RESTATED WATERWAY MANAGEMENT SERVICES AGREEMENT

THIS AMENDMENT TO THE AMENDED AND RESTATED WATERWAY MANAGEMENT SERVICES AGREEMENT ("**Amendment**") is made and entered into, by and between:

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located at c/o 3434 Colwell Ave, Suite 200, Tampa, Florida 33614 ("**District**"); and

ADVANCED AQUATIC SERVICES, INC., a Florida corporation, whose mailing address is 292 South Military Trail, Deerfield Beach, Florida 33442 ("**Contractor**").

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District and the Contractor previously entered into that certain *Amended and Restated Waterway Management Services Agreement*, dated September 5, 2025 ("**Agreement**"); and

WHEREAS, the District has a need to retain an independent contractor to provide waterway management and wetland buffer services for the ponds within and around the District, and the Contractor represents that it is qualified to provide such services to the District; and

WHEREAS, the District and the Contractor now desire to amend the Agreement to add an additional scope of services.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agrees as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Amendment.

2. **ADDITIONAL SCOPE OF SERVICES AND COMPENSATION.** The parties agree that the Agreement is hereby amended to include the installation of triploid grass cap migration barriers, as identified in **Exhibit A** ("**Scope of Services**"). As compensation for the Scope of Services described in this Amendment in addition to the maintenance outlined in the Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A.**

3. **AFFIRMATION OF THE AGREEMENT; CONFLICTS.** The District and the Contractor agree that nothing contained herein shall alter or amend the parties' rights and

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responsibilities under the Agreement, except to the extent set forth herein. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

4. **AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

5. **EFFECTIVE DATE.** This Amendment shall be effective after execution by both the District and the Contractor.

WHEREFORE, the parties below execute the *First Amendment to the Amended and Restated Waterway Management Services Agreement* to be effective as of March 17, 2026.

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Owen Budorick
62B73BC1GDB61BF...

By: Owen Budorick
Its: Vice Chairman

ADVANCED AQUATICS SERVICES, INC.

Jack R. Anderson as Pres

By: Jack R. Anderson
Its: President

EXHIBIT A: Additional Scope of Services

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EXHIBIT A

Docusign Envelope ID: 5B320330-9C70-4D28-90A7-5C515A989327

- INSTALLATION OF TRIPLOID GRASS CARP MIGRATION BARRIERS PROPOSAL-
Ponds #100A, 200, 500, 600, 900, 1000, and 1200

February 25, 2026

Deerbrook CDD
c/o Rizzetta and Company, Inc.
5844 Old Pasco Road, Ste. 100
Wesley Chapel, FL 33544

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Construct and install Triploid Grass Carp migration barriers at **Ponds #100A, 200, 500, 600, 900, 1000, and 1200.** Upon completion of the installation, Advanced Aquatic will coordinate with the Florida Fish and Wildlife Conservation Commission (FWC) to amend the existing permit or apply for a new permit accordingly, as well as meet the FWC biologist on site for permit review. Once the permit has been received from FWC, a separate proposal will be submitted for the stocking of Triploid Grass Carp. (see attached map for reference)

Total $1,400.00

1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
3.) Pricing is subject to inventory availability.
4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

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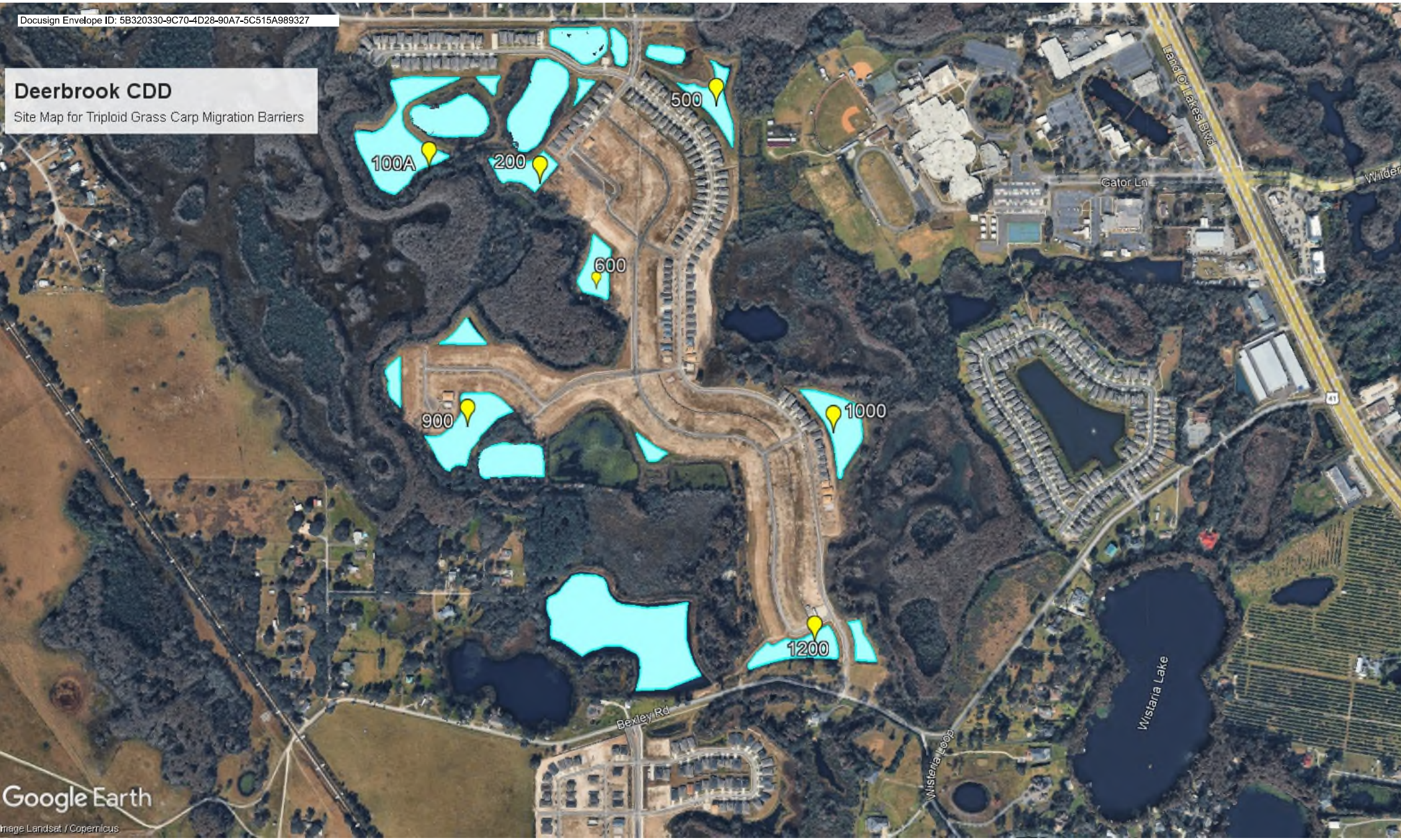

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- INSTALLATION OF TRIPLOID GRASS CARP MIGRATION BARRIERS PROPOSAL-
Ponds #100A, 200, 500, 600, 900, 1000, and 1200

February 25, 2026

Deerbrook CDD
c/o Rizzetta and Company, Inc.
5844 Old Pasco Road, Ste. 100
Wesley Chapel, FL 33544

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Supply and deliver 224 Triploid Grass Carp and distribute between **Ponds #100A, 200, 500, 600, 900, 1000, and 1200.**

Note: The final number of Triploid Grass Carp to be supplied will be determined by a Florida Fish and Wildlife Conservation Commission (FWC) Biologist following the inspection of installed mitigation barriers.

An 80% deposit in the amount of $3,600.00 is require prior to ordering and delivery.

Total $4,500.00

1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
3.) Pricing is subject to inventory availability.
4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

Tab 16

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SECOND AMENDMENT TO AMENDED AND RESTATED WATERWAY MANAGEMENT SERVICES AGREEMENT

THIS SECOND AMENDMENT TO THE AMENDED AND RESTATED WATERWAY MANAGEMENT SERVICES AGREEMENT ("**Amendment**") is made and entered into, by and between:

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located at c/o 3434 Colwell Ave, Suite 200, Tampa, Florida 33614 ("**District**"); and

ADVANCED AQUATIC SERVICES, INC., a Florida corporation, whose mailing address is 292 South Military Trail, Deerfield Beach, Florida 33442 ("**Contractor**").

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District and the Contractor previously entered into that certain *Amended and Restated Waterway Management Services Agreement*, dated September 5, 2025 ("**Agreement**"); and

WHEREAS, the District has a need to retain an independent contractor to provide waterway management and wetland buffer services for the ponds within and around the District, and the Contractor represents that it is qualified to provide such services to the District; and

WHEREAS, the District and the Contractor now desire to amend the Agreement to adjust the cost.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agrees as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Amendment.

2. **ADDITIONAL SCOPE OF SERVICES AND COMPENSATION.** The parties agree that the Agreement is hereby amended to include a price adjustment at the time of renewal beginning October 1, 2026, as identified in **Exhibit A** ("**Scope of Services**"). As compensation for the Scope of Services described in this Amendment in addition to the maintenance outlined in the Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A.**

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3. **AFFIRMATION OF THE AGREEMENT; CONFLICTS.** The District and the Contractor agree that nothing contained herein shall alter or amend the parties' rights and responsibilities under the Agreement, except to the extent set forth herein. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

4. **AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

5. **EFFECTIVE DATE.** This Amendment shall be effective after execution by both the District and the Contractor.

WHEREFORE, the parties below execute the *Second Amendment to the Amended and Restated Waterway Management Services Agreement* to be effective as of October 1, 2026.

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

Signed by:
21AABD855FB74D4...

By: Bill Fife
Its: CDD Chair

ADVANCED AQUATICS SERVICES, INC.

DocuSigned by:
Jack Anderson
B6FA64782DA843C...

By: Jack Anderson
Its: President

EXHIBIT A: Scope of Services

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EXHIBIT A

Proposal

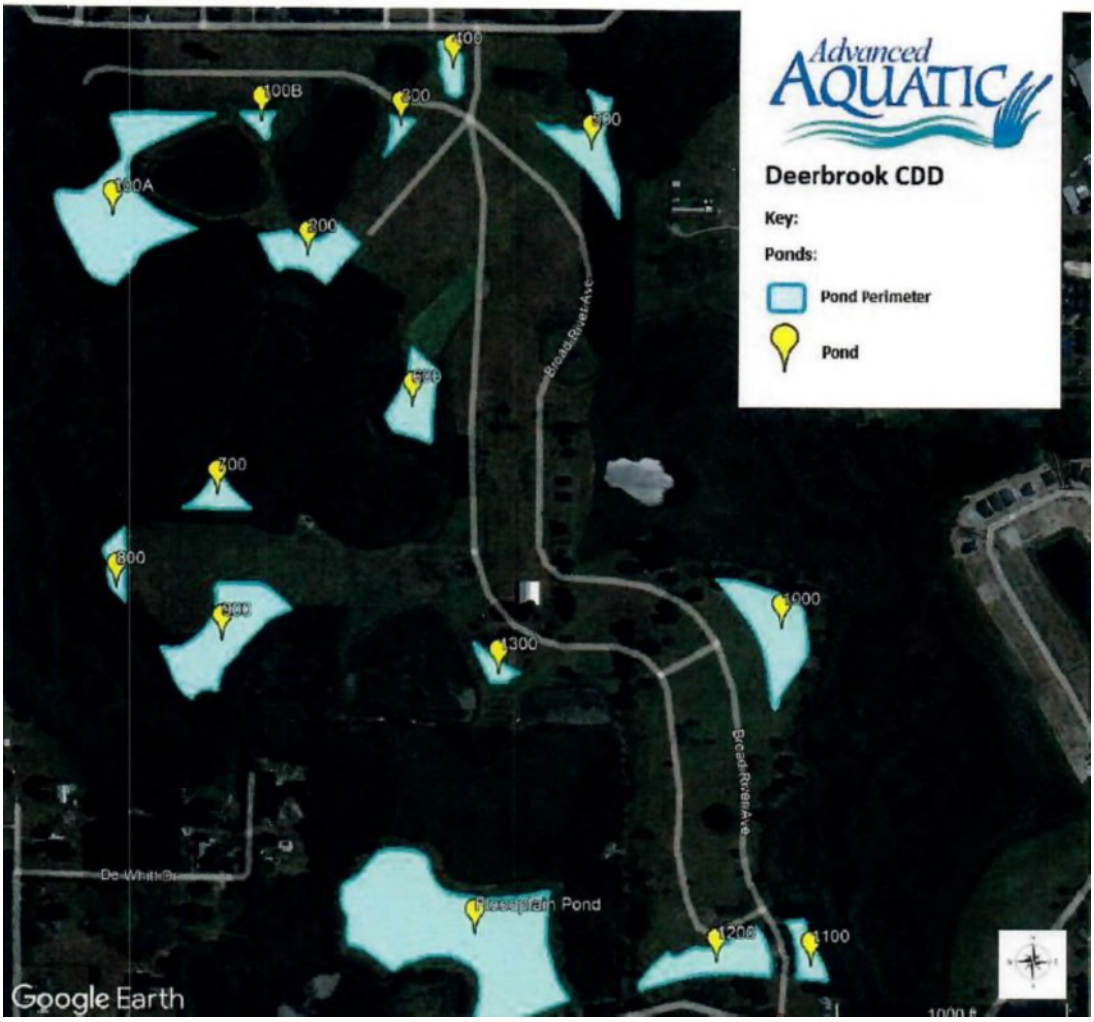
Breakdown of Pricing Increase:

- **Lake Maintenance**
  Current Monthly Rate: $1,472.00
  New Monthly Rate: $1,531.00
  Effective: October 1, 2026
- **Monthly Wetland/Buffer Area Maintenance**
  Current Monthly Rate: $1,042.00
  New Monthly Rate: $1,084.00
  Effective: October 1, 2026

A minimum of 24 inspections with treatment as required (2 visit per month).

Aquatic Weed and Algae Control	[redacted]
Shoreline Weed Control	Included
Management Reporting	Included

Docusign Envelope ID: CC7350B4-E6AC-49BD-960A-916C740C43FE



WETLAND BUFFERS

1) AAS, Inc. agrees to manage twenty (23) wetland buffer areas with an approximate total perimeter of 36,265 linear feet, located at the Deerbrook Community Development District ir Land O' Lakes, Florida.

2) Wetland buffer areas and floodplain ponds will be inspected monthly with treatments according to the FLEPPC list of Cat. 1 invasive plant species by our full wetland mitigatic crew.

Wetlands:

Wetland Conservation Area Buffer Maintenance
Quarterly Wetland Q&A Report

~~$1,000.00~~
Included

Docusign Envelope ID: CC7350B4-E6AC-49BD-960A-916C740C43FE

TOTAL COST: $2,615.00 monthly as of October 1, 2026

Tab 17

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

May 14, 2026

Deerbrook Community Development District
c/o Ms. Shandra Torres
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Proposal – Annual Arbitrage Calculations – $8,760,000 Deerbrook CDD – Special Assessment Bonds, Series 2023 (2023 Project) ("Series 2023")

Dear Deerbrook Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform annual arbitrage calculations for the above-referenced Series 2023.

We propose to perform three annual arbitrage calculations: the first, for the period April 27, 2026 to April 27, 2027; the second, for the period April 27, 2027 to April 27, 2028; and the third, for the period April 27, 2028 to April 27, 2029.

We will provide the following services: obtaining and reviewing all relevant records to understand specifics of bond issue; compiling a computerized record of investments, interest earnings and disbursement; calculating arbitrage yield; performing spending exceptions analysis; computing an estimated arbitrage rebate liability (if any); preparing an arbitrage opinion letter; and assisting with payment of any arbitrage due.

To do the annual arbitrage calculations, we will need: (1) trust fund statements, and (2) bond closing documents, including Arbitrage and Tax Certificate, Closing Memorandum, and IRS Form "8038-G".

Our fee to prepare each annual arbitrage calculation is $400.00, or a total of $1,200.00 for all three calculations.

Sincerely yours,

John C. Rogers
President

Acknowledged and accepted:

Signed: William Fite (May 15, 2026 18:16:28 EDT)
Name: _____
Title: Chairman
Date: _____

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Tab 18

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Deerbrook Community Development District was held on **Tuesday, February 24, 2026, at 9:07 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

William Fife	**Board of Supervisors, Chairman**
John Blakley	**Board of Supervisors, Assistant Secretary**
Pete Williams	**Board of Supervisors, Assistant Secretary**

Also present were:

Lynn Hayes	**District Manager, Rizzetta & Company**
Matthew Mironchik	**LIS, Rizzetta & Company** (via phone)
Jere Earlywine	**DC, Kutak Rock**
John Burkett	**Representative, Red Tree Landscape**
Jason Jasczak	**Representative, Advanced Aquatic**
Audience	**None**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Hayes called the meeting to order at 9:07 a.m. and performed roll call.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Aquatic Report

Mr. Jasczak presented the Waterway Inspection and then the Quarterly Wetland Inspection Report. Discussion was held regarding considering a 5-year program of putting Triploid Grass Carp in all 7 ponds which would require installation of barriers between ponds at a cost of $1,400 and $4,500 for the fish.

DRAFT

On a motion from Mr. Williams, seconded by Mr. Fife with all in favor, the Board of Supervisors approved a not-to-exceed amount of $6,000 for the Triploid Grass carp program and authorized the Chairman to approve the official proposal once received, for the Deerbrook Community Development District.

B. Field Services Landscape Inspection Report

Mr. Mironchik presented his report to the Board, stating that he would work with RedTree to provide a listing of plants that need to be replaced due to freeze damage. He will also be monitoring the turf where someone did donuts on it along Causeway Blvd.

C. Landscape Contractor Report/Update

Mr. Burkett stated that he will address the deficiencies noted in the inspection report as well as replace the dead plants along the Causeway that died prior to the freeze. He stated that the New Sabal Palm at entrance and Magnolias will also be covered under warranty. He will work with Rizzetta to assess the freeze damage and will not complete any cutbacks until the temperatures improve.

D. District Counsel

Mr. Earlywine stated that he had nothing new to report.

E. District Engineer

Not present. No report.

F. District Manager

Mr. Hayes reviewed his report and reminded the Board that the next regular meeting is scheduled for March 24, 2026, at 9:00 a.m.

Mr. Hayes presented the 3rd and 4th quarterly website compliance reports, noting that the District met all legal requirements.

FOURTH ORDER OF BUSINESS Business Items

A. Discussion of Towing Policy/Agreement for Parking Enforcement Policies

Mr. Earlywine led discussion on the towing policy/agreement for parking enforcement, stating the currently the District has no policy in place. The Board and members of the Homeowners Association Board provided input on the policy, with the Homeowners Association requesting that they have permission to call the towing company for parking enforcement at Amenity parking lot. It was stated that signage will be posted and the District will hold a public hearing on establishing rules and fines on May 26, 2026. The following Board actions were taken.

On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved the traffic enforcement agreement with Pasco County, in substantial form, for the Deerbrook Community Development District.

DRAFT

> On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved parking rules, as presented, with implementation of policy immediately upon the rule making authority following the May 26, 2026, public hearing, for the Deerbrook Community Development District.

> On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved a Homeowners Association and Deerbrook Community Development District personnel agreement in concept and subject to preparation of form by District Counsel and executed by the Chairmen and to include a volunteer waiver release for Homeowners Association personnel and staff, for the Deerbrook Community Development District.

> On a motion from Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved a signage agreement in concept with a not-to-exceed amount of $500 with signage placed at Amenity Center to include towing enforcement hours, for the Deerbrook Community Development District.

B. Ratification of Advanced Aquatic Addendum

> On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors ratified approval of the Advanced Aquatic Addendum proposal for Pond 100A in the amount of $13,600, for the Deerbrook Community Development District.

C. Ratification of Clearworld Lighting Design Analysis Agreement

Mr. Earlywine presented the agreement with MKA International, Inc., to the Board.

> On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors ratified approval of the Clearworld Lighting Design Analysis Agreement, for the Deerbrook Community Development District.

D. Presentation of Declarations/ Stormwater Pond Rules Enforcement

Mr. Earlywine presented the rules and a brief discussion ensued regarding clarifying that there is no fishing behind homes or in conservation areas, the Homeowners Association and Deerbrook Community Development District agreement to trespass enforcement and need signage. The following Board actions were taken:

> On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors clarified that the fishing rules prohibit fishing behind homes and in conservation areas, for the Deerbrook Community Development District.

> On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved a Homeowners Association and Deerbrook Community Development District personnel agreement in concept for trespass enforcement, for the Deerbrook Community Development District.

114

> On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved no trespass signage at the conservation area, for the Deerbrook Community Development District.

115

> On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved a not-to-exceed amount of $10,000 for adding signage around the ponds, for the Deerbrook Community Development District.

116

117 **FIFTH ORDER OF BUSINESS** **Business Administration**

118

119

120 **A. Consideration of Minutes of the Board of Supervisors Meeting held on October**
121 **28, 2025**

122

123 Mr. Hayes requested a motion to approve the October 28, 2025, Regular Meeting
124 Minutes for Deerbrook Community Development District.

125

> On a motion from Mr. Williams, seconded by Mr. Blakely with all in favor, the Board of Supervisors approved the October 28, 2025, regular meeting minutes, as presented, for the Deerbrook Community Development District.

126

127 **B. Ratification of Operation and Maintenance Expenditures for September**
128 **through December 2025 and January 2026**

129

130 Mr. Hayes reviewed the operation and maintenance expenditures with the Board
131 of Supervisors and asked if there were any questions. There were none.

132

> On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, The Board of Supervisors ratified the Operation and Maintenance Expenditures for the months of September 2025 ($114.08), October 2025 ($47,493.70), November 2025 ($95,468.32), December 2025 ($104,722.10) and January 2026 ($53,198.62), for the Deerbrook Community Development District.

133

134 **SIXTH ORDER OF BUSINESS** **Audience Comments and Supervisor**
135 **Requests**

136 There were no supervisor requests or audience comments put forward.

137 **SEVENTH ORDER OF BUSINESS** **Adjournment**

> On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors adjourned the meeting at 10:35 a.m., for Deerbrook Community Development District.

138

139

140 Assistant Secretary Chairman / Vice-Chairman

DRAFT

Tab 19

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614
www.deerbrookcdd.org

Operation and Maintenance Expenditures
February 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$ 48,758.47**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Deerbrook Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Action Security, Inc.	300120	31789	Service Monthly Plan 02/26	$ 150.00
Advanced Aquatic Services, Inc.	300114	10562466	Monthly Lake Maintenance 02/26	$ 2,514.00
Clearview Land Design, P.L.	300115	25-23740	District Engineering Services 12/25	$ 115.00
Cooper Pools Inc.	300117	2025-1424-Dup	Pool Materials 11/25	$ 113.28
Cooper Pools Inc.	300121	2026-1141	Monthly Commercial Maintenance 02/26	$ 1,500.00
Egis Insurance Advisors, LLC	300118	31339	Policy #100125944 10/01/2025-10/01/2026	$ 199.00
F Peter Williams	300127	PW022426	Board of Supervisors Meeting 02/24/26	$ 200.00
John C. Blakley	300128	JB022426	Board of Supervisors Meeting 02/24/26	$ 200.00
Kutak Rock, LLP	300116	3657795	General Legal Services 10/25	$ 2,688.00
Kutak Rock, LLP	300116	3688808	Legal Service - Litigation Counsel 11/25	$ 1,099.00
Kutak Rock, LLP	300119	3688810	Legal Service - General Counsel 11/25	$ 1,260.00
Kutak Rock, LLP	300125	3689478	Legal Service - General Counsel 12/25	$ 117.00
Kutak Rock, LLP	300122	3689479	Legal Service - Litigation Counsel 12/25	$ 2,869.50

Deerbrook Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300129	3701879	General Legal Services 01/26	$ 872.50
Kutak Rock, LLP	300129	3701880	Legal Service - Litigation Counsel 01/26	$ 3,246.50
MKA International, Inc.	300132	1253269	Consulting Services 01/26	$ 3,752.00
RedTree Landscape Systems, LLC	300123	33047	Landscape Maintenance 02/26	$ 21,050.00
RedTree Landscape Systems, LLC	300123	33140	Irrigation Repairs 02/26	$ 37.63
Rizzetta & Company, Inc.	300113	INV0000106682	Accounting Services 02/26	$ 5,811.42
Rizzetta & Company, Inc.	300124	INV0000106981	General Management & Oversight 02/26	$ 666.67
Romaner Graphics	300126	22980	Stop Sign & Lap Splice Kit 02/26	$ 230.00
Withlacoochee River Electric Cooperative, Inc.	022026-1	2290304-020426	7177 Beaverhead Ln 01/26	$ 66.97
Total				**$ 48,758.47**

ACTION SECURITY, INC.
1505 Manor Rd
Englewood, FL 34223
sales@actionsecurityfl.com

Invoice

BILL TO
Deerbrook CDD Deerbrook CDD c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31789	02/01/2026	$150.00	02/01/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service plan (monthly) includes: DATABASE MANAGEMENT (unlimited) PRIORITY RAPID RESPONSE GATE SERVICE	1	150.00	150.00

FL Contractor ES12001404

BALANCE DUE **$150.00**

Thank you, we appreciate your business!

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

2/1/2026
10562466
$2,514.00

Bill To
Deerbrook CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date Net 30
3/3/2026

Monthly Lake Maintenance.	1,472.00
Monthly Maintenance of Wetland/Buffer Areas.	1,042.00

THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

These Invoice Charges Reflect a 5% Discount for the Customer.

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

$2,514.00

Clearview
LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

Deerbrook CDD c/o Rizzetta
Deerbrook CDD Accounts Payable
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Invoice number 25-23740
Date 12/31/2025

Project **CP DEERBROOK (FKA CLARK PROPERTY) (WISTERIA LOOP)**

Terms: Net 30

Deerbrook CDD Engineer Services

CDD-CP-001 Deerbrook CDD Engineer Services

LABOR

	Date	Hours	Rate	Billed Amount
Brian G. Surak				
	12/02/2025	0.50	230.00	115.00
turnover coordination				
Deerbrook CDD Engineer Services subtotal				115.00
			Invoice total	**115.00**

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
DEERBROOK CDD ENGINEER SERVICES				
CDD-CP-001 DEERBROOK CDD ENGINEER SERVICES	0.00	21,060.10	20,945.10	115.00
PREPAYMENT	0.00	562.50	562.50	0.00
Total	0.00	21,622.60	21,507.60	115.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-23740	12/31/2025	115.00	115.00				
	Total	115.00	115.00	0.00	0.00	0.00	0.00

PARTIAL WAIVER AND RELEASE OF LIEN

SK Deerbrook, LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637

KNOW ALL MEN BY THESE PRESENTS that the undersigned, for and in consideration of receipt of fully available funds of the payment of $ 115.00 paid by SK Deerbrook, LLC (Owner), contractor hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Deerbrook according to the plat thereof on file in the office of the Clerk of the Court in and for Pasco County, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed the Final Waiver and Release of Lien (or caused the same to be executed in its name) this 13 day of January 2026.

CLEARVIEW LAND DESIGN, P.L.

PRINT: Ann Stuck

BY: Ann Stuck

TITLE: CFO

STATE OF FLORIDA
COUNTY OF Hillsborough

This instrument was acknowledged before me by means of ☑ physical presence or [ ] online notarization this 13 day of January, 2026 by Ann Stuck, on behalf of said company, who is personally known to me or has produced _____ as identification.

TIFFANY CREWS
MY COMMISSION # HH 426979
EXPIRES: July 27, 2027

NOTARY PUBLIC

BY: Tiffany Crews

PRINT: Tiffany Crews

COMMISSION # HH 426979

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:Deerbrook CDD

Bill to
Deerbrook CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Deerbrook CDD
7177 Beaverhead Lane
Land O' Lakes, FL 34638

Invoice details
Invoice no.: 2025-1424
Terms: Net 30
Invoice date: 11/05/2025
Due date: 12/05/2025

Technician: Joey

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**GARDEN HOSE FLEXON 5-PL**	GARDEN HOSE FLEXON 5-PL	1	$113.28	$113.28

Total **$113.28**

Ways to pay

View and pay

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:Deerbrook CDD

Bill to
Deerbrook CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Deerbrook CDD
7177 Beaverhead Lane
Land O' Lakes, FL 34638

Invoice details
Invoice no.: 2026-1141
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance February 2026	1	$1,500.00	$1,500.00

Total **$1,500.00**

Ways to pay

View and pay

INVOICE

Customer	Deerbrook Community Development District
Acct #	1269
Date	01/26/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	$ 199.00
Payment Amount	
Payment for:	Invoice#31339
100125944	

Deerbrook Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Thank You

Please detach and return with payment

Customer: Deerbrook Community Development District

Invoice	Effective	Transaction	Description	Amount
31339	01/23/2026	Policy change	Policy #100125944 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Added Fencing Due Date: 1/26/2026	199.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 199.00

Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555		01/26/2026
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

Deerbrook CDD - Regular Meeting

Meeting Date: February 24, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if to be paid for this meeting
Candice Bain	
Pete Williams	✓
Bill Fife*	
Owen Budorick*	
John Blakley	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:07 AM
Meeting End Time:	10:35 AM
Total Meeting Time:	1 hour + ~~28~~ minutes

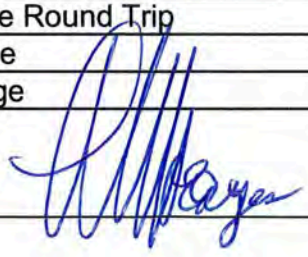
Time Over 0 (?) Hours:	0

Total at $400 per Hour:	$0

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	0
Additional or Continued Meeting?	0
Total Meeting Time:	0
Total at $400 per Hour:	$0.00

Business Mileage Round Trip	0
IRS Rate per Mile	$0.700
Mileage to Charge	$0.00

DM Signature: 

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

November 24, 2025

Deerbrook CDD
Rizzetta & Company
Unit 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3657795
32723-1

Re: General Counsel

For Professional Legal Services Rendered

10/03/25	K. Ibarra	0.20	44.00	Review status of amenity rules
10/03/25	A. Ligas	0.20	53.00	Follow up on the security agreement; correspond with amenity management regarding certificate of insurance
10/07/25	J. Earlywine	0.20	64.00	Email regarding turnover process
10/13/25	A. Ligas	0.10	26.50	Correspond with chair regarding security services agreement
10/14/25	J. Earlywine	0.20	64.00	Review draft agenda and open items; email regarding same
10/17/25	A. Ligas	0.40	106.00	Prepare security services agreement; send the same for signature; prepare final amenity management agreement
10/20/25	J. Earlywine	0.30	96.00	Email regarding acquisition of amenity; review prior conveyance documents
10/21/25	J. Earlywine	0.30	96.00	Analyze issues regarding project completion; follow-up

10/21/25	K. Ibarra	2.90	638.00	Prepare resolution authorizing acceptance of amenity center improvements and related documents, resolution regarding project completion and resolutions authorizing debt service reserve releases
10/21/25	A. Ligas	2.00	530.00	Prepare property due diligence report; correspond with property appraiser regarding the same
10/22/25	J. Earlywine	0.40	128.00	Conference call regarding amenity turnover; email regarding engineer report
10/22/25	K. Ibarra	0.80	176.00	Attend conference call with developer and engineer regarding project completion items; prepare promissory note
10/22/25	A. Ligas	0.20	53.00	Correspond with security services provider regarding certificate of insurance
10/23/25	J. Earlywine	0.20	64.00	Follow-up regarding project completion; email regarding same
10/23/25	A. Ligas	0.20	53.00	Conference with property appraiser regarding real estate records
10/28/25	K. Ibarra	0.30	66.00	Prepare resolution accepting amenity center improvements; correspondence with developer and engineer regarding exhibits for execution
10/28/25	A. Ligas	1.00	265.00	Prepare for and attend board meeting by phone
10/29/25	J. Earlywine	0.20	64.00	Email regarding engineer inspection report
10/29/25	K. Ibarra	0.10	22.00	Prepare resolution accepting amenity center improvements; correspondence with developer and engineer regarding exhibits for execution
10/29/25	A. Ligas	0.30	79.50	Prepare janitorial maintenance agreement; send the same for signatures

TOTAL HOURS	10.50	
TOTAL FOR SERVICES RENDERED		$2,688.00
TOTAL CURRENT AMOUNT DUE		$2,688.00

UNPAID INVOICES:

October 3, 2025	Invoice No. 3637479	2,326.60
October 21, 2025	Invoice No. 3641714	1,359.50
TOTAL DUE		$6,374.10

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

January 23, 2026

Deerbrook CDD
Rizzetta & Company
Unit 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3688808
32723-6

Re: RET Litigation Matter

For Professional Legal Services Rendered

11/02/25	J. Earlywine	0.20	64.00	Email regarding draft notice letter
11/03/25	J. Cox	0.30	202.50	Read and analyze email correspondence regarding lighting issues; telephone conference with J. Earlywine and W. Fife regarding lighting issues; follow up call with representatives of developer and J. Earlywine; email to HV Solar's counsel; telephone conference with HV Solar's counsel; follow up call with J. Earlywine; call with W. Fife
11/03/25	B. Davenport	0.10	29.50	Review correspondence from HVS and RET regarding lighting dispute; review and analysis of cure notice
11/04/25	J. Cox	0.50	337.50	Revise, finalize and send notices to cure letters to counsel for HV Solar and counsel for RET
11/04/25	J. Earlywine	0.20	64.00	Follow-up regarding CDD notices

11/12/25	J. Cox	0.20	135.00	Read and analyze letter from RET regarding proposed interim settlement; email exchange with W. Fife; email exchange with J. Earlywine
11/13/25	J. Cox	0.10	67.50	Telephone conference with W. Fife and J. Earlywine regarding status and strategy
11/24/25	J. Cox	0.20	135.00	Telephone conference regarding potential resolution with HV Solar
11/24/25	J. Earlywine	0.20	64.00	Conference call regarding potential settlement offer
TOTAL HOURS		2.00		

TOTAL FOR SERVICES RENDERED	$1,099.00
TOTAL CURRENT AMOUNT DUE	$1,099.00

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

January 23, 2026

Deerbrook CDD
Rizzetta & Company
Unit 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3688810
32723-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/25	P. O'Bryant	0.20	59.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/04/25	K. Ibarra	0.10	22.00	Review executed bill of sale for amenity center improvements
11/05/25	J. Earlywine	0.30	96.00	Review engineers punch list; email regarding project completion
11/10/25	A. Ligas	0.20	53.00	Prepare notice of termination for security services agreement; correspond with district staff regarding same
11/11/25	J. Earlywine	0.20	64.00	Email regarding erosion proposal
11/12/25	A. Ligas	0.10	26.50	Correspond with manager regarding security services agreements
11/14/25	J. Earlywine	0.20	64.00	Review disbursement resolution; email regarding same
11/14/25	A. Ligas	0.30	79.50	Prepare erosion repair agreement; send same for signatures
11/17/25	A. Ligas	0.20	53.00	Prepare final agreement for erosion repair; correspond with contractor regarding same

11/18/25	A. Ligas	0.10	26.50	Correspond with contractor regarding certificate of insurance
11/19/25	A. Ligas	0.10	26.50	Correspond with vendor regarding certificate of insurance; send final agreement to district staff
11/27/25	J. Earlywine	1.20	384.00	Review and revise project completion resolution and attachments, and resolutions authorizing requisitions; email regarding same
11/30/25	J. Earlywine	0.20	64.00	Review revisions to DSRF resolutions; follow-up email
11/30/25	K. Ibarra	1.10	242.00	Prepare resolutions authorizing debt service reserve fund releases

TOTAL HOURS	4.50	
TOTAL FOR SERVICES RENDERED		$1,260.00
TOTAL CURRENT AMOUNT DUE		$1,260.00
UNPAID INVOICES:		
November 24, 2025	Invoice No. 3657795	2,688.00
TOTAL DUE		$3,948.00

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

January 28, 2026

Deerbrook CDD
Rizzetta & Company
Unit 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3689478
32723-1

Re: General Counsel

For Professional Legal Services Rendered

12/03/25	J. Earlywine	0.20	64.00	Conference call regarding lighting items
12/08/25	A. Ligas	0.10	26.50	Research DSRF release conditions and status of the project; correspond with district staff regarding the same
12/18/25	A. Ligas	0.10	26.50	Correspond with chair and district staff regarding amenity rules
TOTAL HOURS		0.40		

TOTAL FOR SERVICES RENDERED		$117.00
TOTAL CURRENT AMOUNT DUE		$117.00
UNPAID INVOICES:		
November 24, 2025	Invoice No. 3657795	2,688.00
January 23, 2026	Invoice No. 3688810	1,260.00
TOTAL DUE		$4,065.00

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

January 28, 2026

Deerbrook CDD
Rizzetta & Company
Unit 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3689479
32723-6

Re: RET Litigation Matter

For Professional Legal Services Rendered

12/01/25	J. Cox	0.10	67.50	Email exchanges regarding new lights and engineering for same
12/01/25	J. Earlywine	0.30	96.00	Prepare new lighting agreement and lighting maintenance agreement
12/02/25	J. Cox	0.60	405.00	Read letter from HVS responding to notice to cure; draft response to same
12/03/25	J. Cox	1.00	675.00	Prepare draft settlement agreement; telephone conference with Clearworld and engineers regarding proposed lighting design
12/04/25	J. Cox	0.40	270.00	Finalize and send response to December 2 letter from HV Solar; revise draft settlement agreement; revise draft lease agreement
12/04/25	J. Earlywine	0.80	256.00	Review and revise forms of settlement agreement, lease agreement, and maintenance agreement; email regarding insurance provision

12/05/25	B. Davenport	0.10	29.50	Review and analysis of letter to HVS; review HVS settlement agreement, lighting lease agreement and maintenance agreement; confer with Cox and Earlywine regarding the same
12/10/25	J. Cox	0.40	270.00	Revisions to proposed draft settlement agreement; forward same to counsel for HV Solar
12/10/25	J. Earlywine	0.30	96.00	Revise settlement agreement; email regarding same
12/12/25	J. Cox	0.10	67.50	Email HV Solar counsel regarding call to discuss proposed draft agreements
12/16/25	J. Cox	0.60	405.00	Analysis of enhanced report received from RET; email exchanges regarding same; telephone conference regarding same
12/17/25	J. Cox	0.10	67.50	Email exchange with HV Solar's counsel regarding settlement negotiations; review proposed alternative fixture
12/17/25	B. Davenport	0.10	29.50	Review correspondence regarding settlement discussions with HV and other communications related to the lighting dispute
12/22/25	J. Cox	0.10	67.50	Email exchanges regarding settlement
12/23/25	J. Cox	0.10	67.50	Email communications regarding status of RET and addressing continuing RET communications
TOTAL HOURS		5.10		

TOTAL FOR SERVICES RENDERED	$2,869.50
TOTAL CURRENT AMOUNT DUE	$2,869.50

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

February 19, 2026

Deerbrook CDD
Rizzetta & Company
Unit 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3701879
32723-1

Re: General Counsel

For Professional Legal Services Rendered

01/12/26	J. Earlywine	0.20	65.00	Email regarding open items for project turnover
01/12/26	K. Ibarra	0.50	112.50	Correspondence with district manager regarding agenda items
01/12/26	A. Ligas	0.10	27.50	Prepare lighting design agreement; send same for signature
01/13/26	J. Earlywine	0.30	97.50	Analyze agenda and open items; email regarding same
01/13/26	A. Ligas	0.30	82.50	Prepare proposal for lighting design analysis; send engineer same; prepare revised amenity rules and rates
01/16/26	J. Earlywine	0.20	65.00	Email regarding lighting analysis and geotechnical report
01/17/26	J. Earlywine	0.20	65.00	Email regarding HOA declarations and stormwater pond management
01/19/26	J. Earlywine	0.70	227.50	Analyze HOA declarations and Florida law and property records; email regarding stormwater pond rules and operations; email regarding fence damage

01/20/26	J. Earlywine	0.40	130.00	Confer with Hayes regarding open items; email regarding HOA/CDD governance of ponds

TOTAL HOURS	2.90	
TOTAL FOR SERVICES RENDERED		$872.50
TOTAL CURRENT AMOUNT DUE		$872.50

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

February 19, 2026

Deerbrook CDD
Rizzetta & Company
Unit 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3701880
32723-6

Re: RET Litigation Matter

For Professional Legal Services Rendered

01/02/26	J. Cox	0.30	202.50	Read and respond to email exchanges regarding proposed settlement and status of negotiations; review redline to proposed settlement and prepare comments for internal use regarding same
01/08/26	J. Cox	0.40	270.00	Telephone conference with HVS and CDD representatives regarding details of new agreement and settlement
01/08/26	J. Earlywine	0.40	130.00	Conference call regarding RET litigation settlement; follow-up
01/15/26	J. Cox	0.60	405.00	Multiple email exchanges regarding proposed alternative lights and potential issues; telephone conference with engineer regarding same; telephone conference with counsel for Kolter
01/16/26	J. Cox	0.30	202.50	Multiple email exchanges regarding lighting and analysis of stability of same for Hurricane conditions

01/19/26	J. Cox	0.20	135.00	Telephone conference with Clear World and engineers to assess viability of proposed light
01/20/26	J. Cox	0.20	135.00	Read and respond to multiple emails regarding engineering analysis of Clearworld lights
01/21/26	J. Earlywine	0.30	97.50	Conference call with engineer regarding lighting analysis; email regarding same
01/25/26	J. Earlywine	0.50	162.50	Review and revise lighting agreement and settlement agreement; email regarding same
01/26/26	J. Cox	0.50	337.50	Review email exchanges regarding engineering analysis; review and revision to draft proposed settlement documents
01/27/26	J. Cox	0.30	202.50	Telephone conference regarding proposed terms of settlement and insurance for lighting
01/27/26	B. Davenport	0.20	59.00	Review and analyze revisions from Earlywine and Cox to settlement agreement and correspondence relative to HVS dispute; call into meeting regarding HVS dispute and lighting and settlement agreements
01/28/26	J. Cox	0.50	337.50	Analyze insurance costs in proposed settlement; review and provide comments to settlement documents including proposed lease agreement
01/28/26	J. Earlywine	0.30	97.50	Emails regarding lighting proposals
01/30/26	J. Cox	0.70	472.50	Telephone conference with geotechnical engineer; extended telephone conference with HVS regarding terms of proposed settlement and terms of new lease agreement for replacement street lights; follow up call with counsel for HVS
TOTAL HOURS		5.70		

TOTAL FOR SERVICES RENDERED	$3,246.50
TOTAL CURRENT AMOUNT DUE	$3,246.50

MKA International, Inc.
Construction Consultants & Engineers
100% Employee Owned Company

100 Pringle Avenue, Suite 490
Walnut Creek, CA 94596
[T] 925.934.3235
[Toll Free] 800.822.6624
www.mkainc.com

Fed ID No. 84-0917753

INVOICE

Rizzetta & Company
3434 Colwell Avenue, Unit 200
Tampa, FL 33614
Attention: Lynn Hayes

Invoice No.: 1253269
Invoice Date: January 25, 2026
MKA Project No.: 2025.2674
MKA Project Manager: Blake Tuomy

Consulting Services Rendered: Deerbrook Community Development District v. Recovered Energy Technologies USA, Inc.

Professional Services:

Rader, Marc E.	6.2	Hrs. @	$335.00	/Hr.	2,077.00
Tuomy, Blake A.	5.0	Hrs. @	$335.00	/Hr.	1,675.00
		Subtotal:			*3,752.00*
			Total		***$ 3,752.00***

Apportionment:

Payer Name	Reference No	Claim No	Policy No	Percentage
Rizzetta & Company				100 %

Case Name: Deerbrook Community Development District v. Recovered Energy Technologies USA, Inc.
Client Represents: Deerbrook Community Development District, Plaintiff

Remit Checks To:
MKA International, Inc.
100 Pringle Avenue, Suite 490
Walnut Creek, CA 94596

Payment can also be made by credit card. Note that there is an administration fee added to the invoice amount of up to 3% for this method of payment. Please let your MKA contact know if you would like to pay by credit card and a secure link will be provided.

MKA International, Inc.
Construction Consultants & Engineers
100% Employee Owned Company

100 Pringle Avenue, Suite 490
Walnut Creek, CA 94596
[T] 925.934.3235
[Toll Free] 800.822.6624
www.mkainc.com

Invoice No. 1253269
Project No. 2025.2674
January 25, 2026

Billing Invoice Detail

Deerbrook Community Development District v. Recovered Energy Technologies USA, Inc.

Rader, Marc E.

01/07/26	0.4 Hr.	Analyze file documentation and submit calculations for the solar panel-to-pole mount (25% split).
01/08/26	0.8 Hr.	Analyze the Oasis Engineering existing pole assessment calculations (25% split).
01/08/26	0.3 Hr.	Perform independent calculations to determine approximate site specific design and service level light-pole wind forces (25% split).
01/09/26	0.8 Hr.	Analyze site specific USDA soil types and properties and International Building Code (IBC) presumptive soil properties (25% split).
01/09/26	0.8 Hr.	Perform p-y pole embedment analysis/evaluation (25% split).
01/15/26	0.7 Hr.	Analyze solar panel documentation in preparation for teleconference (25% split).
01/15/26	0.3 Hr.	Participate in teleconference with J. Earlywine and J. Cox (Kutak Rock), and J. Harvey and W. Fife (Brookfield Kolter), to update Client in regards to solar light pole evaluation (25% split).
01/19/26	0.2 Hr.	Teleconference with MKA Project Manager to discuss ongoing design considerations with new Clear World Light Pole (25% split).
01/19/26	0.8 Hr.	Analyze new Clear World light pole documentation, perform wind loading calculations, and evaluate flexural capacity of pole and embedment considerations (25% split).
01/23/26	0.1 Hr.	Telephone call with Project Manager to discuss ongoing design considerations with new Clear World light pole (25% split).
01/23/26	1.0 Hr.	Analyze Clear World light pole documentation, perform wind loading calculations, and evaluate light-fixture to pole set-screw connections (25% split).
Total Hours:	**6.2 Hrs.**	

Tuomy, Blake A.

01/19/26	1.0 Hr.	Analyze light pole engineering and communicate to attorney Client regarding capacities and outstanding items.
01/20/26	1.0 Hr.	Continue to analyze light pole engineering and communicate to attorney Client regarding capacities and outstanding items.
01/21/26	1.0 Hr.	Continue to analyze light pole engineering and communicate to attorney Client regarding capacities and outstanding items.
01/22/26	1.0 Hr.	Continue to analyze light pole engineering and communicate to attorney Client regarding capacities and outstanding items.

MKA International, Inc.
Construction Consultants & Engineers
100% Employee Owned Company

100 Pringle Avenue, Suite 490
Walnut Creek, CA 94596
[T] 925.934.3235
[Toll Free] 800.822.6624
www.mkainc.com

Invoice No. 1253269
Project No. 2025.2674
January 25, 2026

Billing Invoice Detail

Deerbrook Community Development District v. Recovered Energy Technologies USA, Inc.

01/23/26	1.0 Hr.	Continue to analyze light pole engineering and communicate to attorney Client regarding capacities and outstanding items.
Total Hours:	**5.0 Hrs.**	

Project Total:	**11.2 Hrs.**

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com

Bill to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

Ship to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

Invoice details
Invoice no.: 33047
Terms: Due on receipt
Invoice date: 02/01/2026
Due date: 02/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Grounds Maintenance Services**	Monthly Pond Maintenance	1	$3,250.00	$3,250.00
		Subtotal	Subtotal			**$3,250.00**
2.			Common Area Maintenance effective 4/1			
3.		**Grounds Maintenance Services**	Monthly Grounds Maintenance	1	$7,700.00	$7,700.00
4.		**Grounds Maintenance Services**	Monthly Turf and Shrub Treatments	1	$1,650.00	$1,650.00
5.		**Grounds Maintenance Services**	Monthly Irrigation System Inspection	1	$1,100.00	$1,100.00
		Subtotal	Subtotal			**$10,450.00**
6.		**Grounds Maintenance Services**	Addendum: Pond Maintenance Services, Pro-rated Monthly Charge	1	$7,350.00	$7,350.00

Total **$21,050.00**

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com

Bill to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

Ship to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

Invoice details
Invoice no.: 33140
Terms: Due on receipt
Invoice date: 02/03/2026
Due date: 02/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.14.26 Repair made to zones 4, 5, and 12.			
2.		**Sales**	3/4"-90	1	$1.50	$1.50
3.		**Sales**	drip coupling	1	$0.75	$0.75
4.		**Sales**	nozzle	1	$2.88	$2.88
5.		**Sales**	labor-technician	0.5	$65.00	$32.50

Total **$37.63**

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
2/2/2026	INV0000106682

Bill To:

Deerbrook CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00624

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,713.92	$1,713.92
Administrative Services	1.00	$374.92	$374.92
Dissemination Services	1.00	$416.67	$416.67
Financial & Revenue Collections Services	1.00	$321.33	$321.33
Landscape Consulting Services	1.00	$1,000.00	$1,000.00
Management Services	1.00	$1,874.58	$1,874.58
Website Compliance & Management	1.00	$110.00	$110.00

Subtotal	$5,811.42
Total	$5,811.42

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
2/13/2026	INV0000106981

Bill To:

Deerbrook CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00072

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$666.67	$666.67

Subtotal	$666.67
Total	$666.67

ROMANER GRAPHICS
design · illustration · printing · signage
brochures · photography

20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 22980

TO: Deerbrook
COMPANY NAME:
DATE: 2/1/26

Deerbrook - Land O' Lakes:	
Straighten Stop sign.	
Replace U channel 12” cap and cross	
Flint Creek Dr. / Magnolia Springs Way	$175.00
Lap splice kit (in ground)	$55.00
TOTAL:	$230.00

Thank You,

ROMANER GRAPHICS

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2290304**	Cycle	03
Meter Number	71428133		
Customer Number	20165009		
Customer Name	DEERBROOK CDD		

Bill Date	**02/04/2026**
Amount Due	**66.97**
Current Charges Due	**02/27/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 7177 BEAVERHEAD LN
Service Description WELL
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/02	57478	02/02	57732				254

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	31	8
Jan 2026	32	12
Feb 2025	29	11

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		81.53
Payment	81.53CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 254 KWH @ 0.06090	15.47	
Fuel Adjustment 254 KWH @ 0.04200	10.67	
FL Gross Receipts Tax	1.67	
Total Current Charges		66.97
Total Due E.F.T.		66.97

2 0 1 6 5 0 0 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 02/20/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 02/04/2026

Use above space for address change ONLY.

District: BP03

2290304 **BP03**
DEERBROOK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**02/20/2026**
TOTAL CHARGES DUE	**66.97**
DO NOT PAY	

00022903040000066970000066970 7

DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614
www.deerbrookcdd.org

Operation and Maintenance Expenditures
March 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$ 32,631.47**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Deerbrook Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Action Security, Inc.	300139	32052	Service Monthly Plan 03/26	$ 150.00
Advanced Aquatic Services, Inc.	300134	10562876	Monthly Lake Maintenance 03/26	$ 2,514.00
Cooper Pools Inc.	300133	1267	No Lifeguard On Duty Sign 02/26	$ 32.26
Cooper Pools Inc.	300136	2026-1202	Monthly Commercial Maintenance 03/26	$ 1,500.00
Kings Power Washing Services	300138	1207-DUP	Entrance Monument Cleaning 01/26	$ 325.00
Pasco County Property Appraiser	300140	26060	Non-Ad Valorem Assessment 03/26	$ 150.00
RedTree Landscape Systems, LLC	300137	33346	Landscape Maintenance 03/26	$ 21,050.00
Rizzetta & Company, Inc.	300135	INV0000107498	Accounting Services 03/26	$ 5,811.42
Rizzetta & Company, Inc.	300141	INV0000107609	Personnel Reimbursement 03/26	$ 1,027.28
Withlacoochee River Electric Cooperative, Inc.	032026	2290304-030526	7177 Beaverhead Ln Well 02/26	$ 71.51
Total				**$ 32,631.47**

ACTION SECURITY, INC.
1505 Manor Rd
Englewood, FL 34223
sales@actionsecurityfl.com

Invoice

BILL TO
Deerbrook CDD Deerbrook CDD c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
32052	03/01/2026	$150.00	03/01/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service plan (monthly) includes: DATABASE MANAGEMENT (unlimited) PRIORITY RAPID RESPONSE GATE SERVICE	1	150.00	150.00

FL Contractor ES12001404

BALANCE DUE **$150.00**

Thank you, we appreciate your business!

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

3/1/2026
10562876
$2,514.00

Bill To
Deerbrook CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date Net 30
3/31/2026

Monthly Lake Maintenance.	1,472.00
Monthly Maintenance of Wetland/Buffer Areas.	1,042.00

THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

These Invoice Charges Reflect a 5% Discount for the Customer.

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

$2,514.00

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1267
Invoice Date: 2/25/2026
Due Date: 3/25/2026

Bill To: Deerbrook CDD
Deerbrook CDD3434 Colwell Ave Suite 200
Tampa, FL 33614

LOCATION: 7177 Beaverhead Lane, Land O Lakes

Item	Description	Qty	Rate	Amount
18"x24" No Lifegaurd On Duty Sign	18"x24" No Lifegaurd On Duty Sign	1.00	$32.26	$32.26

Subtotal: $32.26
Tax: $0.00
Total: $32.26
Amount Due: $32.26

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:Deerbrook CDD

Bill to
Deerbrook CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Deerbrook CDD
7177 Beaverhead Lane
Land O' Lakes, FL 34638

Invoice details
Invoice no.: 2026-1202
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance March 2026	1	$1,500.00	$1,500.00

Total **$1,500.00**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo

View and pay

Kings Power Washing Services
1735 Rumar Ln
Holiday, FL 34691 USA
info@kingspowerwasher.com
http://www.kingspowerwasher.com

Invoice 1207

BILL TO
Deerbrook CDD
Deerbrook Community Development District
C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

DATE	PLEASE PAY	DUE DATE
01/08/2026	**$325.00**	02/07/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Entrance Monument	Entrance monument will be cleaned of organic matter, and rust stains will be removed.		325.00	325.00

Checks can be sent to 1735 Rumar Ln Holiday, Fl 34691

SUBTOTAL	325.00
TAX	0.00
TOTAL	325.00
TOTAL DUE	$325.00

THANK YOU.

INVOICE

Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued:	3/9/2026
Invoice Number:	26060
Due Date:	4/9/2026

Billed To:
Deerbrook
C/O Rizetta & Company
Kayla Connell
3434 Colwell Ave, Suite 200
Tampa, FL 33614

DESCRIPTION	AMOUNT
Deerbrook Annual renewal fee	$150.00
TOTAL	$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com

Bill to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

Ship to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

Invoice details
Invoice no.: 33346
Terms: Due on receipt
Invoice date: 03/01/2026
Due date: 03/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Grounds Maintenance Services**	Monthly Pond Maintenance	1	$3,250.00	$3,250.00
		Subtotal	Subtotal			**$3,250.00**
2.			Common Area Maintenance effective 4/1			
3.		**Grounds Maintenance Services**	Monthly Grounds Maintenance	1	$7,700.00	$7,700.00
4.		**Grounds Maintenance Services**	Monthly Turf and Shrub Treatments	1	$1,650.00	$1,650.00
5.		**Grounds Maintenance Services**	Monthly Irrigation System Inspection	1	$1,100.00	$1,100.00
		Subtotal	Subtotal			**$10,450.00**
6.		**Grounds Maintenance Services**	Addendum: Pond Maintenance Services, Pro-rated Monthly Charge	1	$7,350.00	$7,350.00

Total **$21,050.00**

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
3/2/2026	INV0000107498

Bill To:

Deerbrook CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00624

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,713.92	$1,713.92
Administrative Services	1.00	$374.92	$374.92
Dissemination Services	1.00	$416.67	$416.67
Financial & Revenue Collections Services	1.00	$321.33	$321.33
Landscape Consulting Services	1.00	$1,000.00	$1,000.00
Management Services	1.00	$1,874.58	$1,874.58
Website Compliance & Management	1.00	$110.00	$110.00

Subtotal	$5,811.42
Total	$5,811.42

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
3/13/2026	INV0000107609

Bill To:

Deerbrook CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00072

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$666.67	$666.67
Personnel Reimbursement	1.00	$360.61	$360.61

Subtotal	$1,027.28
Total	$1,027.28

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2290304**	Cycle	03
Meter Number	71428133		
Customer Number	20165009		
Customer Name	DEERBROOK CDD		

Bill Date	**03/05/2026**
Amount Due	**71.51**
Current Charges Due	**03/31/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 7177 BEAVERHEAD LN
Service Description WELL
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2026	28	11
Feb 2026	31	8
Mar 2025	31	16

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

2 0 1 6 5 0 0 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/02	57732	03/02	58029				297

Previous Balance		66.97
Payment	66.97CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 297 KWH @ 0.06090	18.09	
Fuel Adjustment 297 KWH @ 0.04200	12.47	
FL Gross Receipts Tax	1.79	
Total Current Charges		71.51
Total Due E.F.T.		71.51

DO NOT PAY
Total amount will be electronically transferred on or after 03/20/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 03/05/2026

Use above space for address change ONLY.

District: BP03

2290304 **BP03**
DEERBROOK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**03/20/2026**
TOTAL CHARGES DUE	**71.51**
DO NOT PAY	

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