

Narcoossee
Community Development District

Agenda

November 29, 2022

Narcoossee

Community Development District

219 East Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

November 22, 2022

Board of Supervisors
Narcoossee Community
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, November 29, 2022, at 3:00 p.m. at the GMS Offices, 6200 Lee Vista Blvd., Suite 300, Orlando, FL 32822.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Consideration of Resolution 2023-01 Declaring Vacant Seats
 - B. Administration of Oath of Office to Newly Elected Board Member
 - C. Consideration of Resolution 2023-02 Electing Officers
4. Approval of Minutes from the September 27, 2022, Meeting
5. Review and Ranking of Proposals Received for Landscaping Services
 - A. Down to Earth
 - B. OmegaScapes
 - C. United Land Services
 - D. Yellowstone
6. Consideration of Fiscal Year 2022 Audit Engagement Letter
7. Acceptance of Aquatic Plant Management Agreement Renewal, Applied Aquatic
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
9. Other Business
10. Supervisors Requests
11. Next Meeting Date – January 24, 2023
12. Adjournment

SECTION III

SECTION A

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCY IN SEAT No. 3 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on November 8, 2022, one (1) member of the Board of Supervisors (the “Board”) were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period no Qualified Electors qualified to run for the seat available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare such seats as vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 29, 2022:

Seat # 3 (previously held by James Gregoire)

SECTION 2. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of November, 2022.

ATTEST:

**NARCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chairperson

SECTION C

RESOLUTION 2023-02

A RESOLUTION ELECTING THE OFFICERS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT, CITY OF ORLANDO, FLORIDA.

WHEREAS, the Narcoossee Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

- Chairperson _____
- Vice Chairperson _____
- Secretary _____
- Assistant Secretary _____
- Assistant Secretary _____
- Assistant Secretary _____
- Assistant Secretary _____
- Assistant Secretary _____
- Treasurer Assistant _____
- Treasurer _____

PASSED AND ADOPTED this _____ day of November 2022.

ATTEST:

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

**MINUTES OF MEETING
NARCOOSSEE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, **September 27, 2022** at 3:00 p.m. at the Offices of GMS-CF, LLC, 6200 Lee Vista Boulevard, Suite 300, Orlando, Florida.

Present and constituting a quorum were:

Jeffrey Smyk	Chairman
Steve Giercyk	Vice Chairman
James Gregoire <i>by phone</i>	Assistant Secretary
Peter Wong	Assistant Secretary
Kenneth Turner	Assistant Secretary

Also present were:

Jason Showe	District Manager
Meredith Hammock <i>by phone</i>	District Attorney
Rey Malave <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Rhonda Mossing <i>by phone</i>	MBS Capital Markets

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 26, 2022 Meeting

On MOTION by Mr. Giercyk seconded by Mr. Turner with all in favor the minutes of the July 26, 2022 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS**Series 2013A Bonds Presentation MBS
Capital Markets, LLC**

Ms. Mossing stated provided in your agenda package is a presentation we prepared with regard to the bonds that are outstanding. As the prior underwriters to the district we continuously monitor the bonds that have been issued, because most of them have a call protection date of approximately 10-years after the issuance date and that is to keep the bonds from being refunded during that 10-years and that protects the bondholders. After the 10-years it presumes the district is reaching or at buildout of the community and the bonds can be refunded for a lower interest rate because they could potentially be credit worthy and able to get a bond rating. We asked Jason if the board would be interested in allowing us to run some refunding numbers to bring back to the board to let you know whether there is a potential for refunding and savings that will result in lower annual assessments to the residents. The presentation will show you that the rates this year have varied from a low in January of 1.49% on the Municipal Market Data for AAA rates bonds up to at the end of August of 3.26%. Today, new money bonds the districts that are undeveloped are issuing are trading at about 200 basis points over the MMD scale based on August 20th MMD at 3.26% the average interest rate would be 5.26%.

Mr. Wong stated the chart shows a 30-year rate. If we are going to refinance, are we going with a 30-year or 10-year?

Ms. Mossing stated this is just a chart I'm showing you for a typical 30-year MMD scale and you would not be extending the maturity of your bonds, it would remain exactly the same and we would look to the MMD scale for the maturity date, which is 2033. It won't be 200 basis points over the MMD because you are developed now, but it would probably be in the neighborhood of about 150 basis points over the MMD, which in today's market is still not really good for a refunding but we are hopeful that by the time these bonds can be refunded, which would be in February of next year that the market will have improved and we will continue to monitor it and run rates and bring those back to you and advise you of potential savings. As I indicated to Jason before and you today, the market today is not fit for a refunding, but we are asking the board to allow us to continue to monitor it between now and when the bonds can be refunded in February to bring back to you potential savings should the market improve.

Mr. Wong stated there is no financial commitment on the board's part for you to continue to monitor and the market.

FIFTH ORDER OF BUSINESS

**Agreement for Underwriting Services – MBS
Capital Markets, LLC**

On MOTION by Mr. Smyk seconded by Mr. Giercyk with all in favor the agreement with MBS Capital Markets, LLC for the series 2022 Bonds was approved.

SIXTH ORDER OF BUSINESS

Discussion of Landscaping Services

Mr. Scheerer stated we did a bid earlier in the year, the bids were thrown out and we stayed with Down to Earth. They are still struggling to perform in my opinion the contract services. We meet with them every week and go over the same things every week. Most of it is detail and some mowing issues. They seem to do not too bad at Nona Crest and Nona Preserve for the most part, but they are hit and miss on Dowden Road, which is our biggest frontage area. I want to see how the board felt about the landscape contract. We are still paying \$98,000 a year. We put \$201,000 in the upcoming budget. I don't think we can utilize any of the previous bids because those were all thrown out. I know Down to Earth is going to approach me at some point with a cost increase. I have been very blunt and upfront that you have four or five guys out there supposedly doing the work now and you can't keep up, what is me giving you more money going to do in the future. They have had issues with employees. At some point we are going to ask to make a change.

Mr. Gregoire asked is there anything in the contract that would allow us to set up an incentive plan both negative and positive based on performance?

Mr. Showe stated not under the current contract.

Mr. Gregoire asked why don't we invite the owners to the next meeting so we can voice our concerns face to face?

Mr. Scheerer stated I have been trying to set up a meeting with the head of the honchos for about a month but that is something we can do. I have voiced by concerns to branch manager and I'm trying to get to the regional vice president. I have already made that call, he has not returned any of my calls or meeting.

Mr. Turner asked have you sent them a letter saying they are underperforming?

Mr. Scheerer stated I have sent a handful of emails that says you are not fulfilling the terms of your contract to our satisfaction. They are missing some areas. Their biggest issue is they are not getting the detail done.

Mr. Showe stated we are on a month-to-month basis because we didn't want to renew the contract when we are dissatisfied with their service. Does the board want to go through the RFP process again?

Mr. Gregoire stated I recommend that we go forward with something in writing from the CDD expressing our concerns and dissatisfaction with their performance and pursue a new RFP and be done with Down to Earth.

On MOTION by Mr. Gregoire seconded by Mr. Smyk with all in favor staff was authorized to write a letter to Down to Earth expressing dissatisfaction with the service and invite them to attend the November meeting to address the board and issue an RFP for landscape maintenance services to be presented to the board at their November meeting.

Mr. Scheerer stated Steve had touched base with me about the buffer areas on either side of Dowden Road. It was discussed at a previous meeting about trimming the trees in that area, they are problematic and hang over and the first initial request was a 12" cutback off the sidewalk then a 24" cutback then the request for 36" was made and denied. One of the things we stated when we were going to undergo this project was we will cut back up to 24" where allowable because if you have never been there, that thing drops off severely into a drainage swale. We met with Down to Earth, a company called Briggs Tree Service a very reputable tree service. They initially cut everything back as far as they could. We had a follow-up meeting with Briggs because there were concerns, they left some thick stumps at the bottom that I felt would continue to protrude out and those were cut back as well. With the amount of space we have between the sidewalk and the drop off we may be anywhere between 8" and 22". We will see how quickly it grows back, see how often we need to do it and that may be something we need to do professionally because we have tried for years to get the landscape provider to come in there and it is not getting done on a consistent basis. I recommend we look at it again in 6-months and if it needs to get done, we will bring them back out and have them recut everything and try to maintain it that way going forward.

Mr. Showe stated if it is something that needs to be done twice a year, we will add it to the budget as an overall maintenance item.

Mr. Giercyk asked are there options other than having someone go in there and clean it up?

Mr. Scheerer stated it is a buffer area and someone from Rey’s environmental team will have to answer that. There is a buffer area there for a reason. It is mostly wax myrtles and odds and ends trees and stuff like that. I don’t know that we can spray that because if we kill it off we are going to be right back to square one.

Mr. Giercyk stated that is the point, we don’t want to kill the wax myrtles and the other trees, but can we keep the underbrush clean.

Mr. Scheerer stated there are some grasses growing back in there and we can chemically take care of those. I already talked to the guys about that.

Mr. Malave stated we have to be careful we don’t invade into the wetlands.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Turner seconded by Mr. Wong with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Scheerer stated I will be in the field in the morning. I was through everything east of the turnpike yesterday. My phone is on as long as AT&T doesn’t lose tower signal, if something happens send me a text and if we can safely navigate the roads, we will be out almost immediately after the hurricane passes.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – November 29, 2022

On MOTION by Mr. Smyk seconded by Mr. Giercyk with all in favor the meeting adjourned at 3:50 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A



**DOWN TO
EARTH**

LANDSCAPE & IRRIGATION

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE | IRRIGATION | CONSTRUCTION | GOLF

PREPARED FOR:

**Jason
Showe**
District Manager
Governmental Management Services

219 East Livingston Street
Orlando, FL 32801
Phone: (407) 841-5524

Proposal issued:
November 18, 2022

Proposal valid for 60 days

November 18, 2022

Narcoossee Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

RE: Landscape Maintenance Services Request for Proposals: 2023-100

Dear Jason Showe,

Thank you for, once again, considering Down To Earth as your Landscape Maintenance partner. Given our current relationship and proven track record for the past 10 years, I believe DTE is uniquely qualified to fulfill the goals of Narcoossee COD and we are excited to continue to prove ourselves.

Down To Earth Landscape and Irrigation has been in business for more than 30 years and we pride ourselves on providing superior service that brings “Natural Joy” to our customers. We understand the high standards our customers require and constantly seek to be the “Service Provider of Choice” in the green industry by delivering uncompromising quality that will exceed your expectations. There are many choices for your landscape management services, but what makes Down To Earth different is our ICARE values.

INTEGRITY

- We act with honesty, transparency, and reliability, always doing what is right for our customers, our environment, and our teams.

COMMUNITY

- We are one team that respects and cares for each other, continuously striving to beautify and improve the communities we serve.

ACCOUNTABILITY

- We meet our commitments to each other and to our valued customers and act if we fall short of expectations.

RELENTLESSNESS

- We are constant in our efforts to provide solutions to customers and to satisfy their needs.

EXCELLENCE

- We strive to deliver best in class quality and safety while improving our services and results every day.

Thank you for your consideration and we look forward to the opportunity of working with you to achieve your landscape vision and experiencing the Down To Earth Difference!

Respectfully,

Tom Lazzaro
Chief Executive Officer
(321) 263-2700

Tom.lazzaro@down2earthinc.com

APPROACH TO SERVICES

The Down To Earth team is grateful for the partnership throughout the years with the Narcoossee Community Development District, its residents and board members. Our pledge to you is to continue to grow this relationship positively by keeping an open and honest line of communication; to maintain a consistent and top-level quality approach to the property maintenance; and to keep exceeding your expectations with our performance.

Our approach to landscape maintenance is unique to each property and is continuously evolving. Our regimented plan for the community is broken out below, consisting of detailed timelines explaining actions to be taken to provide the best possible property conditions.

1. Approach to Pruning

Our approach to detailing and pruning allows us to keep all areas looking beautiful and well kept. Our details schedule is designed so when we leave a section of the property, everything in that section is complete. Our within the Narcoossee CDD are trained to prune using horticultural best practices. Some existing plant varieties will require selective pruning rather than shearing techniques to allow for proper plant growth and health.

- Pruning will be performed as needed to remove dead material, promote healthy growth, best possible aesthetic appeal and to keep plant material from spreading over curbs, walkways, streets, parking areas, median beds, conservation areas and along walls.
- Natural growth pattern will be promoted as much as possible. However, special pruning of materials, which may inhibit sight at intersections or passage at certain areas, light fixtures, will be performed. Safety for our employees and customers is our #1 priority. There are many areas within Narcoossee CDD that will require this type of pruning.
- We will adhere closely to the scope of work listed in the contract regarding the detail rotation.

2. Approach to Pest, Weed and Disease Control

- Insects and pests can play a detrimental role in ruining a community's landscape. Down To Earth takes pride in performing proactive measures to make sure that trees, plants, and turf are not compromised by a preventable disease or infestation. Our team utilizes Integrated Pest Management and utilizes industry leading pest control practices. We log all issues in our Aspire program and implement systemic approaches to prevent a reoccurrence of the same issue.
- Down to Earth uses trained personnel to focus on weed control. These individuals have been instructed and certified to apply chemicals safely and properly based on weather and site conditions. We apply pre and post emergent chemicals, if applicable, along with hand pulling all weeds. Paver driveways and concrete crack weeds are also sprayed or removed during each detail rotation or as needed.

3. *PM of Irrigation Systems*

Irrigation is the most vital procedure to ensure a healthy-looking landscape year-round. This is precisely why Down To Earth takes meticulous measures to employ the most knowledgeable and experienced managers and technicians. Here is an example of how we provide Best in Class Irrigation Services:

- Irrigation programming for the community will maximize the water output within the restrictions allotted, along with reducing the wear and tear on the infrastructure. Water velocities, psi, and pump capacities are just some of the specifications we will use to develop this programming.
- Within the limitations of water use allocations and applicable water restrictions, all landscaping will receive irrigation for proper growth and a turgid, vigorous appearance. Where necessary to maintain high value plantings, watering will even be done by hand, if required.
- Irrigation systems and components will be monitored to ensure that proper coverage is always achieved.
- Upon completion of watering by automatic irrigation systems, erosion, puddling, or excessive runoff will not be evident.
- Watering frequencies and duration's will be adjusted to insure healthy growth and prevention of disease and pest damage.
- Cleaning of heads, lines, and other components to be accomplished as needed. Changing of spray types or heights to be done to insure proper coverage.
- The Down To Earth will be responsible for staying abreast of all governmental water restrictions, which may be imposed.
- All irrigation systems to be thoroughly inspected each month.
- Only approved heads and nozzles will be used for all updates.
- All bleed valves will be returned to the closed position upon completion of wet checks and repairs.
- All damages will be reported with an email and attached photos.

4. *Mowing*

- Down To Earth will continue to implement proper mowing techniques and continuous inspections of all the turf areas within Narcoossee CDD. We feel we have developed a best-in-class plan to mow all areas efficiently, safely, and produce a top-quality finished turf area.

5. *Quality Control – An Experienced team assigned to maintain Quality at your property.*

- Our Account Manager will make weekly site visits at Narcoossee CDD ensuring that our schedules are kept, scope of services are completed, and that the Narcoossee CDD is maintained, looking beautiful. We will maintain an open line of communication so the management at Narcoossee CDD know exactly what is going on at all times.

6. *Staffing levels:*

- Please refer to the staffing plan provided on a separate sheet. Our staffing plan is based on results from our experienced Account and Branch manager's site visits, take-offs using GIS based technology along with actual current maintenance contract comparisons allowing us to be exceptionally accurate regarding the number of crew we will require on site.
- DTE has a dedicated Human Resources department to ensure we are hiring the very best talent and will continue to invest in developing our employees including our "Green Vest for Success" safety training program.

Respectfully,

Michael Furber

Branch Manager – Boggy Creek

Michael.furber@down2earthinc.com

www.dtelandscape.com

COMPANY OVERVIEW

WHO WE ARE AND WHAT MAKES US DIFFERENT



EXPERIENCE THE DOWN TO EARTH DIFFERENCE

Down To Earth Landscape & Irrigation is a premier, full-service landscape company proudly providing maintenance, irrigation, design, and construction services serving multiple regions across Florida.



Specializing in large-scale commercial, residential, and resort services, we deliver unparalleled service and unmatched quality from design and installation to ongoing maintenance.

ABOUT US

Founded in 1989 as a **landscape & irrigation installation company**, DTE expanded to include a **landscape maintenance division** and **golf division** to meet the increasing demand from our clients. Today, Down To Earth continues to grow with over 1,400 team members that operate out of 15 branch locations and 30+ golf courses.

OUR GOAL

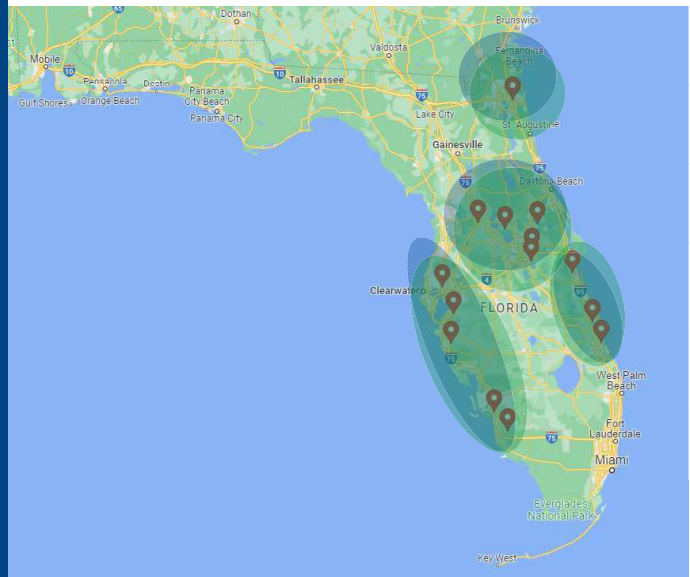
Down To Earth's goal for all three divisions is to approach it with the same business strategy and principles that have made the company a success for 30+ years: surround yourself with great people that demonstrate our **"ICARE"** values and offer a service that brings **"Natural Joy"** to our customers.

CERTIFIED & EXPERIENCED

- Certified State Licensed Irrigation Contractor
- Certified Golf Course Superintendents
- Certified State Licensed Pest Control Operators
- Certified Rain Bird Maxicom Operator
- Certified Arborists
- Certified Horticulturists
- Certified Employees in Maintenance of Traffic
- Green Industries Best Management Practices
- On-Staff Mechanics (Certified Diesel Mechanics and 2-Cycle Mechanics)

450+ VEHICLES

- Maintenance/Construction Trucks
- Irrigation Vans
- Enclosed Trailers/Dump Trailers
- Large Semi-Trucks, Goose Neck Trucks



Map Data ©2022 Google, INGEI

LOCATIONS

CENTRAL

Lake Nona
Mount Dora
Orlando
Sanford
The Villages

NORTH

Jacksonville

SOUTHEAST

Vero Beach
Fort Pierce
Viera

SOUTHWEST

Sarasota
Ruskin
Fort Myers
Naples
Tampa

DTE EQUIPMENT LIST

Augers/Tillers for Annual Beds	30	PSI Washer	30
Dump Trailer	23	Pull Behind Buffalo Blower	23
Dump Trailer with Large Leaf Vacuum	2	Roller	2
Dump Trucks	3	Semi with Drop Trailer	3
Enclosed Trailer	98	Service Truck	3
GMC/Chevy 1500 Crew Cab	35	Skid steer	2
GMC/Chevy 2500 Extra Cab	89	Smithco Sprayer (Fert/Pest)	15
GMC/Chevy Van	12	Sodcutter	15
Golf Cart	60	Stihl Backpack Blowers	600
Hustler 104" Commercial Mower	3	Stihl Edgers	375
John Deere 21" Commercial Mower	60	Stihl Long Trimmers	375
John Deere 36" Commercial Mower	53	Stihl Medium Trimmers	300
John Deere 48" Stand Up Mower	15	Stihl Pole Saw	120
John Deere 60" Commercial Mower	225	Stihl Short Trimmers	225
John Deere 72" Commercial Mower	128	Stihl Weedeaters	375
John Deere Gator Spray Unit (Fert/Pest)	23	TCM Loaders	20
John Deere Gators (2 Seat)	38	Toro Side Winder	3
John Deere Gators (4 Seat)	15	Tractor with Bushhog	6
8' Ladders	113	Tractor with Disk	2
Large Isuzu Truck with Landscape Bed	3	Trenchers	14
Large Truck with Gooseneck Trailer	5	Vortex Blower	38
Leaf Vacuum	5	Water Trailer	6
8' Open Trailer	48	Water Truck	3
20' Open Trailer	45	"Z" Sprays (Fert/Pest)	14



SUB-CONTRACTORS

Southeast Spreading Company

13650 Fiddlesticks Blvd
Suite 202-336
Fort Myers, FL 33192
Tel. (239) 332-2595

Southeast Tree Company

13650 Fiddlesticks Blvd
Suite 202-336
Fort Myers, FL 33192
Tel. (239) 332-2595

Bloom Masters Wholesale Nursery

2801 W Lake Mary Blvd.
Lake Mary, FL 32746
Tel. (407) 323-6188

Ramco Mulch Solutions

8955 US 301 North
#111
Parish, FL 34219
Tel. (941) 650-6688

Briggs Tree Service, LLC

8297 Champions Gate Blvd # 525
Champions Gate, FL 33896
Tel. (863) 557-9991

COMPANY SAFETY PLAN

OUR NUMBER ONE PRIORITY



THE TEAM THAT CARES

Down To Earth understands that safety is the number one priority for both you and our employees. All personnel wear the following necessary protective equipment during the performance of their duties:

- DTE branded protective clothing, reflective, high visibility shirts, and safety vests.
- Protective eye wear or face shields
- Respiratory protection
- Gloves
- Ear/Hearing protection

Down To Earth personnel will adhere to all local, state, and federal safety guidelines and will observe all safety precautions when performing services on property, roadways and rights-of-way. The following measures will be employed when active in these areas:

- Safe location of parked vehicles
- Use of safety cones/signage
- Flag personnel as necessary

HIRING PROGRAM

- Mandatory drug screening prior to employment – zero-tolerance policy.
- Each new employee must complete our **“Green Vest Training”** program that focuses on the safe operation of all equipment and machinery.

PREVENTATIVE MAINTENANCE PROGRAM

- Participate in weekly “toolbox talks” to review the correct maintenance procedures and inspect current equipment.
- Equipment is cleaned and maintained daily which includes sharpening mower blades and servicing equipment to ensure proper working order.
- Weekly **Vehicle Condition Report** to ensure that all repairs and maintenance have been completed.
- Monthly **Branch & Site Audits** to ensure compliance.

SAFETY TRAINING PROGRAM

- Employees participate in scheduled equipment training programs demonstrating the correct way to operate machinery and tools utilized for day-to-day job activities.
- Fertilizer/Pest Control Applicators take the Florida Best Management Practices Class and stay current on all continuing education units.
- Weekly Safety topic as well as scheduled Safety bulletins to raise awareness and reinforce training.

LICENSES, CERTIFICATIONS, & INSURANCE BONDING



To deliver the very best customer service, we currently hold the following licenses, certifications, and insurance bonding:

- BMP Certified– Florida Green Industries
- Florida Department of Agriculture and Consumer Services, Certificate of Nursery Registration
- Florida Department of Agriculture and Consumer Services Certified Pest Control Operator
- Florida Department of Agriculture and Consumer Services Registered Pest Control Firm for Down to Earth Lawn Care
- Florida Department of Agriculture and Consumer Services, License as Dealer in Agriculture Products
- Florida Department of Environmental Protection
- Florida Irrigation Society, Completion Irrigation Auditing Training Course
- Florida Nursery, Growers and Landscape Association (FNGLA) – Certified Horticulture Professional (FCHP)
- FNGLA Certified Horticulturalists Florida Nursery, Growers and Landscape Association (FNGLA) – Florida Certified Landscape Contractor (FCLC)
- International Society of Arboriculture (ISA), Certified Arborist
- Irrigation Association (CLIA) Certified Landscape Irrigation Auditor
- John Deere Green Tech, Rain Master Eagle iCentral Control System
- Paige Irrigation, Certificate of Completion – Irrigation Wires & Cables and Proper Splicing Methods
- Professional Lawn Care Association of America, Certified Turfgrass Professional
- Rain Bird – Certified Maxicom Operator, Maxicom Software Level 1 and 2, Maxicom Hardware Level 1 & 2

All certificates & licenses are available upon request.



City of Maitland

1776 Independence Lane, Maitland, FL 32751
(407)539-6248

BUSINESS LICENSE CERTIFICATE

Business Tax Receipt

Business Name: SEASONS SERVICE SELECT LLC
DBA: DOWN TO EARTH

Business Location: 2701 MAITLAND CENTER PKWY 200
MAITLAND , FL 32751

Owner:

License Number: 13606

Issued Date: 9/30/2022

Expiration Date: 9/30/2023

Type Of Business: Landscape Services

Business Type(s): 561499 All Other Business Support Services

Mailing Address: 2701 MAITLAND CENTER PKWY #200
MAITLAND, FL 32751

License Type: BTR

Classification: Business Tax Receipt

Fees Paid: \$158.12



NOT VALID UNLESS SIGNED BY CITY OFFICIAL

The person, firm, or corporation named above is hereby granted this receipt for fees paid to the City of Maitland for the business described above for the period indicated. Granting of this receipt does not entitle the holder to operate or maintain a business in violation of law or ordinance. The City of Maitland does not guarantee the qualifications of the holder of this receipt.

TO BE POSTED IN A CONSPICUOUS PLACE

DTE W-9

<p>Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service</p>	<p>Request for Taxpayer Identification Number and Certification</p> <p>▶ Go to www.irs.gov/FormW9 for instructions and the latest information.</p>	<p>Give Form to the requester. Do not send to the IRS.</p>
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<p>Print or type. See Specific Instructions on page 3.</p>	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. SSS Down To Earth Opco II, LLC</p> <p>2 Business name/disregarded entity name, if different from above Down To Earth II</p> <p>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.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <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.</p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions. 2701 Maitland Center Parkway, Suite 200</p> <p>6 City, state, and ZIP code Maitland, FL 32751</p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

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

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.

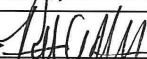
Social security number	Employer identification number																																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																									<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td></tr> <tr><td>3</td><td>7</td><td> </td><td>1</td><td>8</td><td>3</td><td>4</td><td>6</td><td>0</td><td>7</td><td> </td><td> </td></tr> </table>													3	7		1	8	3	4	6	0	7		
3	7		1	8	3	4	6	0	7																																								

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person 	Date ▶ 1.26.2022
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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.

DTE INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/24/2022

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 Baldwin Krystyn Sherman Partners LLC 5216 Summerlin Commons Blvd. Ste 200 Fort Myers FL 33907 License#: L002281 SEASSER-01		CONTACT NAME: Karla Castro PHONE (A/C, No, Ext): 239 332.0151 FAX (A/C, No): E-MAIL: Karla.Castro@bks-partners.com ADDRESS:	
INSURED SSS Down to Earth Opco, LLC dba Down to Earth II 2701 Maitland Center Pkwy Suite 200 Maitland FL 32751		INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : Pennsylvania Manufacturers' As 12262 INSURER B : Evanston Insurance Company 35378 INSURER C : Manufacturers Alliance Insuran 36897 INSURER D : Sirius International Insurance INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 171832620

REVISION NUMBER:


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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			3022751268333	2/28/2022	2/28/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000 \$
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			1522751268333	2/28/2022	2/28/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			MKLV7EUL10263	2/28/2022	2/28/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	022751268333	2/28/2022	2/28/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Pollution Liability			CPLS00015132	2/28/2022	2/28/2023	\$1,000,000 Per Occurr \$2,000,000 Aggregate

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

CERTIFICATE HOLDER

CANCELLATION

For Information Purposes Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---------------------------------	---

REQUESTED LICENSES & CERTIFICATES

UF IFAS
UNIVERSITY OF FLORIDA

GV917082-1
Certificate #

GV917082
Trainee ID #

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Thomas S Lazzaro

has successfully completed 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.

Florida-Friendly Landscaping™ GI-BMP PROGRAM





Tom Wichman
GI-BMP Statewide Coordinator

T. Wichman
Instructor

6/13/2021
Date of Class



Esen Momol, Ph.D.
Director Florida-Friendly Landscaping™ Program

The mission of the Florida Nursery, Growers & Landscape Association is to promote and protect the interests of Florida's nursery and landscape industry.

Down To Earth Landscape & Irrigation

is a member of the

Florida Nursery, Grower & Landscape Association

through 6/30/2023



Ben Bolusky, Executive Vice President



Member since 7/13/2017

REQUESTED LICENSES & CERTIFICATES



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

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

PARRISH, SHANE
 DOWN TO EARTH II
 2701 MAITLAND CENTER PKWY STE 200
 MAITLAND FL 32751

LICENSE NUMBER: SCC131152749

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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



Factory Trained

This is to Certify that

Shane Parrish

Has completed the requirements of the Rain Bird Factory Trained Program and has received the designation of:

Maxicom Operator
Orlando, FL - June 09, 2021
20 CEU Hours



Designation Expiration 6/9/2024

Robert Pfeil, Marketing Group Manager – Services, Rain Bird International, Inc. – Services Division

Student ID 1696585

REQUESTED LICENSES & CERTIFICATES

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

Date **August 23, 2022** File No. **JB251234** Expires **August 31, 2023**

THE PEST CONTROL COMPANY FIRM NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **August 31, 2023** AT

3970 NORTH US HWY 301
WILDWOOD, FL 34785

DOWN TO EARTH II
2701 MAITLAND CENTER PARKWAY
SUITE 200
MAITLAND, FL 32751

Lawn and Ornamental

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

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

DOWN TO EARTH II
3970 NORTH US HWY 301
PEST CONTROL COMPANY FIRM

JB251234

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING **August 31, 2023**

Nicole Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399 1650



Department of Agriculture and Consumer Services
Bureau of Entomology and Pest Control
CERTIFIED PEST CONTROL OPERATOR

Number: JF206389

LEONARD RICHARD PHELAN

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.



Adam H. Putnam
Adam H. Putnam
Commissioner of Agriculture

In Testimony Whereof, Witness this signature at Tallahassee, Florida on July 10, 2013
Nicole Fried
Chief Bureau of Entomology and Pest Control

REQUESTED LICENSES & CERTIFICATES

STATE OF FLORIDA Department of Agriculture and Consumer Services BUREAU OF LICENSING AND ENFORCEMENT		
Date June 16, 2022	File No. JF9270	Expires June 1, 2023
THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2023		
BRUCE WARSAW 900 BISHOP DR ALTAMONTE SPRINGS, FL 32701		Lawn and Ornamental
<i>Nicole Fried</i> NICOLE "NIKKI" FRIED, COMMISSIONER		

STATE OF FLORIDA Department of Agriculture and Consumer Services BUREAU OF LICENSING AND ENFORCEMENT	
BRUCE WARSAW CERTIFIED PEST CONTROL OPERATOR	
JF9270	
HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING June 1, 2023	
<i>Nicole Fried</i> COMMISSIONER	Signature

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

APPROACH TO SERVICES

AN OVERVIEW OF WHAT WE DO & HOW WE DO IT



We are driven by bringing natural joy to every client and property we service.

CORE COMPETENCIES



- MAINTENANCE
- IRRIGATION
- CONSTRUCTION
- ENHANCEMENTS & INSTALLATION
- FERTILIZATION & PEST CONTROL
- GOLF

MAINTENANCE SERVICES AVAILABLE

MOWING

Each turf variety is mowed based on area and site conditions to prescribed heights.

TRIMMING & EDGING

Performed around beds, curbs, streets, trees, and buildings.

IRRIGATION

From system installation to regular checks & audits and on-going maintenance of the irrigation system.

FERTILIZATION

Property specific blends are applied using proper fertilization techniques by licensed professionals.

INSPECTIONS & MANAGEMENT

Regular inspections are performed to examine the condition of the landscape and identify solutions to potential problems.

PEST & WEED CONTROL

Property will be treated chemically to effectively control insect infestation and disease in line with BMP guidelines.

TREE PRUNING

Trees shall be maintained with clear trunks to facilitate proper growth and provide 12'-15' clearance.

MULCHING

Applied to beds and/or bare grounds to moderate soil temperature and retain moisture for healthy plants.

ANNUAL FLOWERS

Proper spacing will be utilized per plant species variety to ensure proper growth.

DESIGN & INSTALL

In house capability to provide full design and install of new material to bring your vision to life.

STORM PREPARATION & REPARATION

In cases of storms or natural disasters, we can provide help to prepare and repair landscapes if requested.

For more details of our services, FAQs, and services beyond maintenance services we offer, please visit www.dtelandscape.com/all-services/

Note: Detailed scope of services included with pricing and contract.

STATE OF THE ART SERVICE

LATEST TECHNOLOGY



- Down To Earth leverages the latest technology and our expert staff to deliver best-in-class service with a commitment to stay on the cutting-edge of landscaping, irrigation systems, fertilization & pesticide practices, and systems.
- Down To Earth actively partners with our suppliers, industry associations, universities, and technology providers to incorporate their products into our services or provide feedback to help the industry including drones and autonomous mowers.



UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES (UF/IFAS)

- We work with the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) to enhance our fertilization formulas and schedules to allow for custom blends based on soil samples, water quality, water availability and climate.



INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORISTS

- When it comes to tree care, Down To Earth remains at the forefront of botanical practices to optimize proper pruning and trimming. We have implemented a best-in-class hybrid approach utilizing the expertise of in-house and vendor-partnered International Society of Arboriculture (ISA) Certified Arborists.



INTEGRATED PEST MANAGEMENT (IPM)

- We have an industry-leading pest control program based on Integrated Pest Management (IPM) principles - a sustainable, science-based process that combines biological, physical, and chemical tools to identify, manage and reduce threats from pests in a way that minimizes overall economic, health and environmental risks.

CUSTOMER SERVICE & COMMUNICATION

CUSTOMER LINK WORK ORDER SYSTEM

Through access on a dedicated website, homeowners can report issues, ask questions, and provide direct service feedback. Benefits of CustomerLink include:

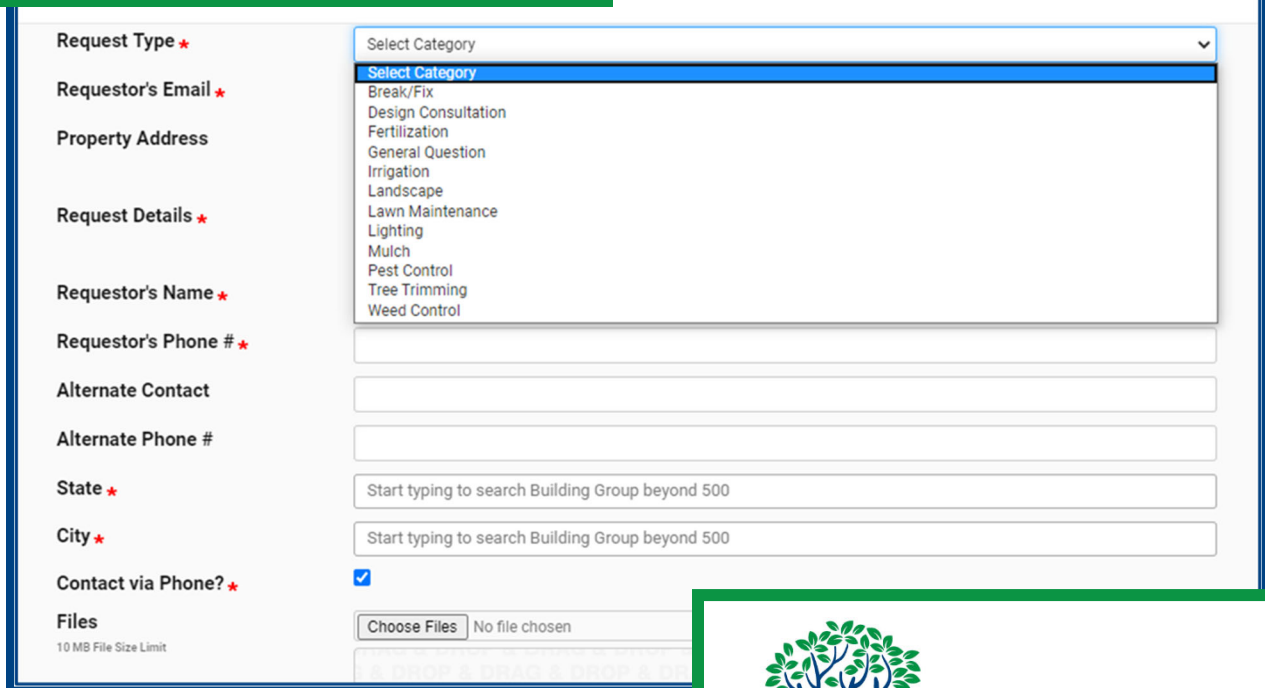
- Work order management
- Intuitive interface and ease of use
- Email alert notification on work order status

CUSTOMER COMMITMENT

Should an issue arise on your property, you can call or email any of our key personnel since all managers and technicians have been equipped with email access via phone or through their vehicle laptops. Additionally, we can be reached via the following:

- Website Customer Form
- Dedicated Branch Phone Number
- Emergency After Hours Phone Number

TIMELY COMMUNICATION AND TRACKING REQUESTS ARE A TOP PRIORITY



The screenshot shows a web form for submitting a request. On the left, there are several required fields marked with a red star: Request Type, Requestor's Email, Property Address, Request Details, Requestor's Name, Requestor's Phone #, Alternate Contact, Alternate Phone #, State, City, Contact via Phone?, and Files. The Files section includes a 'Choose Files' button and a 'No file chosen' message, with a '10 MB File Size Limit' note below. On the right, there is a dropdown menu for 'Select Category' with a list of options: Break/Fix, Design Consultation, Fertilization, General Question, Irrigation, Landscape, Lawn Maintenance, Lighting, Mulch, Pest Control, Tree Trimming, and Weed Control. Below the dropdown are several text input fields for providing additional details, including a search bar for 'Building Group'.



DISASTER & STORM RELIEF PROTOCOL

Down To Earth understands firsthand the unpredictability of the weather. There have been many occasions throughout the years where we have offered immediate disaster and storm relief, in addition to frost protection services to our clients. Our extensive resources allow us to act quickly and address any issues efficiently and in a timely manner.



SUPPLEMENTAL CREWS

- Supplemental to our current maintenance teams, we have additional enhancement resources that can be made available to restore your property to pre-disaster condition. Furthermore, if necessary, our Construction Division employees are working in Florida year-round and can always offer additional help.

NECESSARY EQUIPMENT

- While adequate manpower is essential, having the necessary equipment is vitally important in these types of extreme situations. DTE has a deep inventory of equipment including loaders and dump trucks that can be redeployed statewide to meet the demands of any emergency.

PREVENTATIVE MEASURES

- For more than 30 years, our track record has proven that we will do everything possible to protect our clients' interests and eliminate potential problems during hurricanes, storms, and frost by implementing preventative measures such as pre-storm tree trimming, removal of loose debris, and use of frost cloths.



When disaster strikes, you can count on Down To Earth to keep your property safe, healthy, and operating smoothly.

Please note this is an additional service. Refer to scope of services for a list of all services within the agreement.

PERSONNEL

MEET THE TEAM



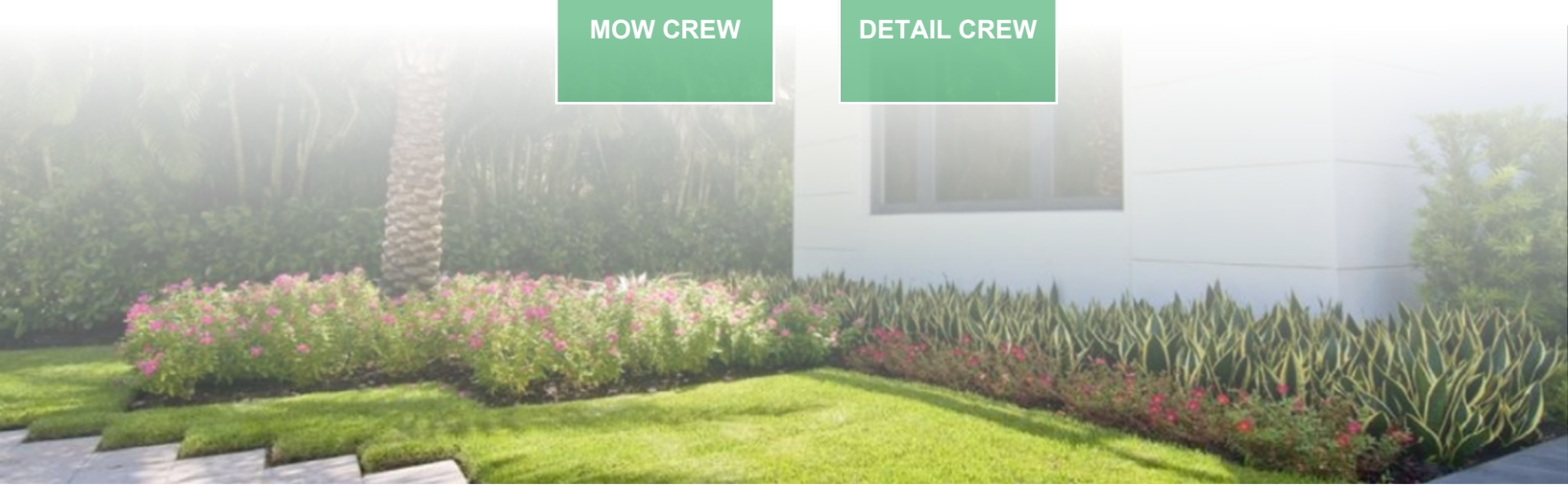
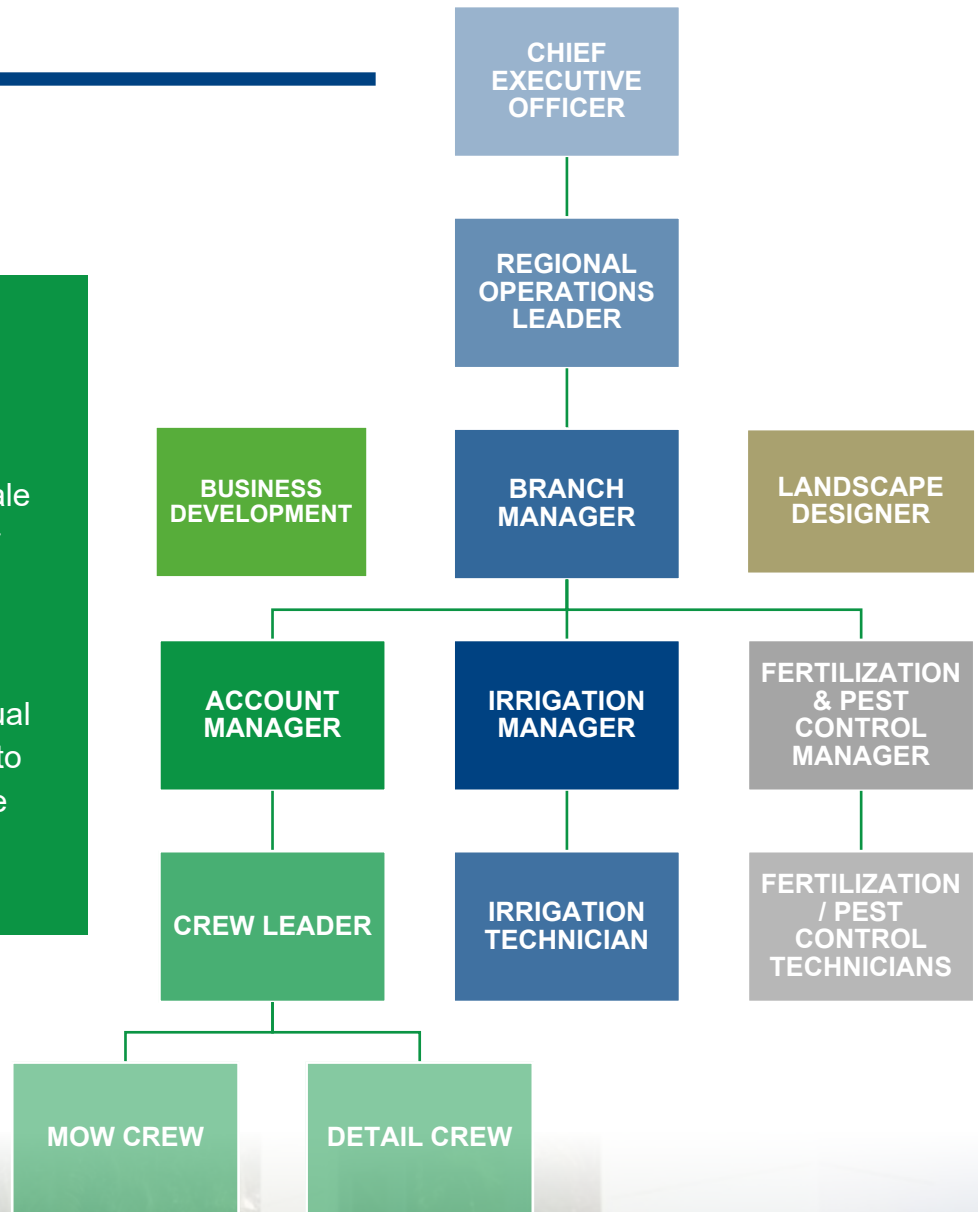
Our highly skilled and trained landscape technicians will be onsite to care for your property each day, supported by our staff of certified horticulturalists, arborists, pest control operators, and irrigation specialists.

**OUR TEAM IS COMMITTED TO CREATING
THE HEALTHIEST AND MOST VIBRANT
LANDSCAPE FOR YOU**

ORGANIZATIONAL CHART

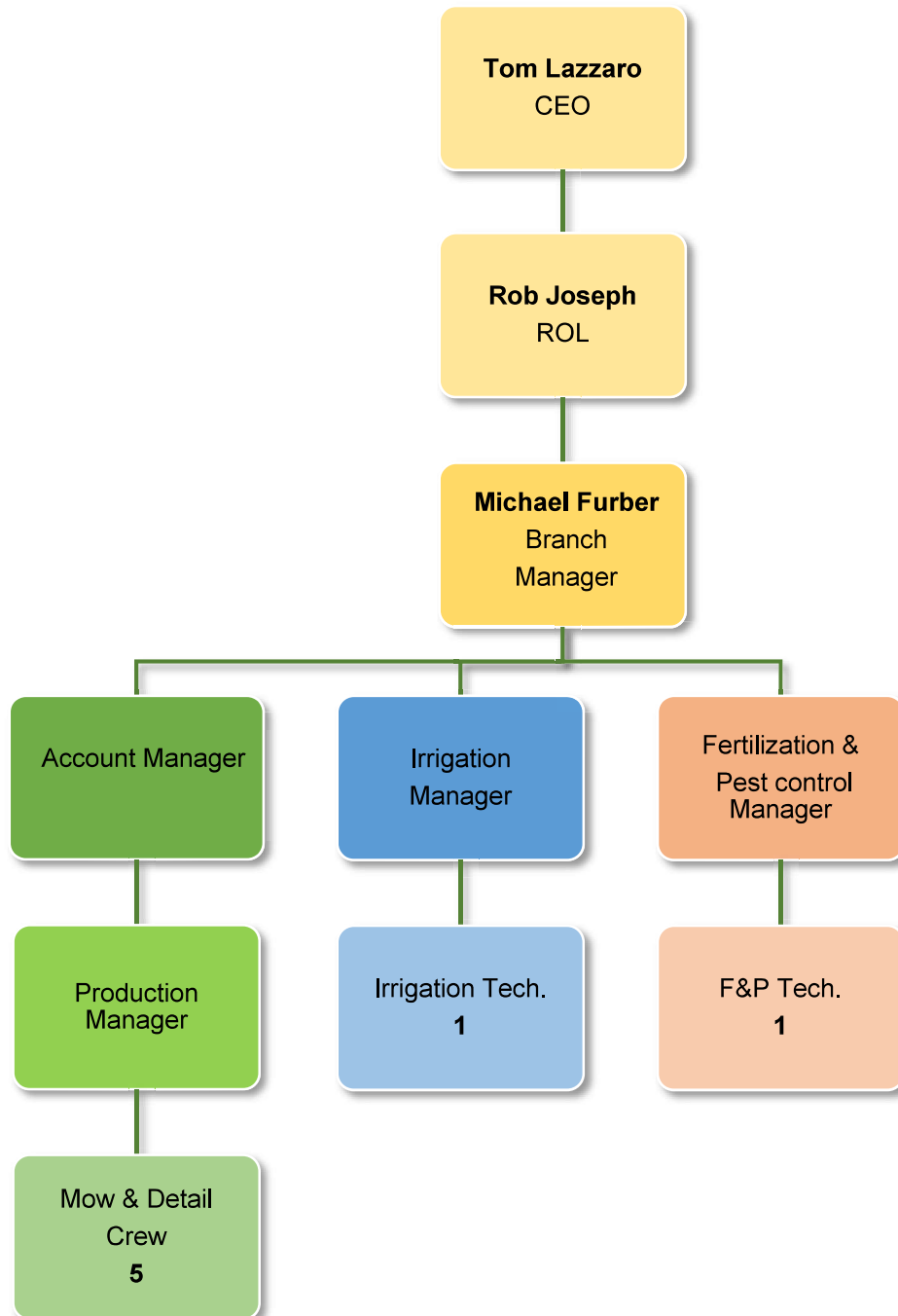
One of the keys to Down To Earth's success is the ability to provide the care and attention of a local company but with the scale and resources of a larger enterprise.

This alignment from the CEO down to the individual crew members is critical to delivering our vision to be the "Service Provider of Choice".



STAFFING PLAN

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT



*Staffing shown at peak season

YOUR DEDICATED LANDSCAPE TEAM

Down To Earth approaches each project with the same strategy and principles that have made us successful for 30 years: surround yourself with great personnel and offer services that exceed client expectations.



REGIONAL OPERATIONS LEADER

- Rob Joseph
- Leads the region and provides support and resources.

ORLANDO MARKET LEADER

- Michael Furber
- Branch Manager
- Direct operations support for Boggy Creek.

ACCOUNT / PROJECT MANAGER

- Ricardo Sanchez
- Manages the on-site maintenance crews as the primary onsite point of contact.

SR. LANDSCAPE DESIGNER

- Amanda Willson
- Creates beautiful custom landscapes as an industry trained professional.

EXPERIENCE

YOUR TEAM'S BACKGROUND

Robert Joseph

Chief Administrative Officer & Regional Operations Leader

Summary

Executive Leader with a proven record of delivering transformative people strategies that have launched, grown, and strengthened business performance across multiple labor-intensive service industries including Consumer fulfillment, Industrial Distribution, and Retail operations. Broad Human Resources and Operations background developed over 25+ years with Fortune 500 companies.

Qualifications

- P&L Leadership
- Diversity, Equity, and Inclusion
- Organizational assessment and re-engineering
- Lean Management systems
- Cultural transformation

Work Experience

Down To Earth – Maitland, FL – Chief Administrative Officer/Regional Operations Leader	2022 – Present
Amazon.com – Various positions	2014 - 2022
HR Learning and Development Director	
National HR Leader	
Worldwide HR projects and Programs Leader – Operations & Customer Service	
Regional HR Leader – Midwest Region	
HD Supply, Inc. - Orlando, FL - Various positions	2005 - 2014
Vice President General Manager – East Region	
Vice President Human Resources – Power Solutions and White Cap Construction	

EXPERIENCE

YOUR TEAM'S BACKGROUND

Michael Furber

Branch Manager – Boggy Creek

Summary

Strong operations and customer service leader with 25 years of experience in landscape management with a proven track record of managing large, high end, residential and commercial properties. Successful at building high performing teams and maintaining strong client relationships

Qualifications

- Bilingual – Spanish
- Certified Pest Control Operator – Lawn & Ornamental
- AS in Horticulture
- Turf management, irrigation, and new Construction installation

Work Experience

Down To Earth – Branch Manager Boggy Creek	2022 – Present
Florida Commercial Care, Inc	
Director of Reunion Resorts and Encore Resort HOA Operations	2019 - 2022
Director Central Florida Operations	2014 – 2019
US Lawns of Brevard – General Manager	2009 - 2014

EXPERIENCE

YOUR TEAM'S BACKGROUND

Shane Parrish

Regional Director Irrigation – Central FL

Summary

20+ years in the Green Industry with focus on installation, troubleshooting, and repair of Irrigation systems.

Qualifications

- Certified Rain Bird Maxicom installer and controller
- State of Florida Certified Irrigation Contractor
- Certified Landscape Irrigation Auditor
- Certified Toro Osmac
- Experience Pipe Installation, including ½ inch through 18-inch, Schedule 40, Class 200, Ductile Iron, and HDPE
- Installation experience for Mainline, Pump stations, Recharge and Wet Wells, Reverse Osmosis Systems, Valves, Laterals, Point of Connections, Flow Meters, Controllers, and Weather Stations.
- Knowledge of AutoCAD, Interpreting blueprints, and various stages of construction and design

Work Experience

Down to Earth – Regional Director Irrigation – Central FL	2004 - Present
Valley Crest Landscape – Irrigation Specialist	1998 - 2004

Bruce Warsaw

Regional F&P Manager – Central/North FL

Summary

Certified Pest Operator with broad green industry experience including 30+ years in the FL Landscape industry

Qualifications

- Certified Pest Control Operator
- Green Industries Best Management Practices certification
- Branch Manager Leadership experience
- Capability to develop customized L&O programs for DTE

Work Experience

Down to Earth – Regional F&P Leader– Central/North FL	2021 - Present
Down to Earth – Branch Manager – Villages, FL	2007 – 2021
TruGreen – Service Manager – Orlando, FL	1991 – 2007
Agri-Services – Spray Tech – Orlando, FL	1988 – 1991

DTE MAINTENANCE PROJECTS & REFERENCES



MAINTENANCE PROJECTS & REFERENCES

Independence HOA

Address: 14123 Pleach Street. Winter Garden, FL 34787

Contact: Conor Finnegan

Phone: (407) 488-0436

Time: 2010 – Current

Value: \$990,798.00

Services: Full-service landscape maintenance, irrigation, fertilization and pest control.



Providence HOA

Address: 131 Chadwick Drive. Davenport, FL 33837

Contact: Stephen Lim

Phone: (407) 705-2190 Ext. 427

Time: 2010 – Current

Value: \$579,972.00

Services: Full-service landscape maintenance, irrigation, fertilization and pest control.



The Quarry Naples

Address: 8975 Kayak Drive. Naples, FL 34120

Contact: Renee Mongiovi

Phone: (732) 735-5021

Time: 2018 – Current

Value: \$1,517,871.00

Services: Full-service landscape maintenance, irrigation, fertilization and pest control.



The Canyons & Esplanade at Highland Ranch HOA

Address: 1010 Braewood Drive. Clermont, FL 34715

Contact: James Alexander

Phone: (321) 432.6415

Time: 2015 – Current

Value: \$1,067,929.00

Services: Full-service landscape maintenance, irrigation, fertilization and pest control.



Bella Collina

Address: 16690 Cavallo Drive. Montverde, FL 34756

Contact: Andy Gorrill

Phone: (781) 831-7262

Time: 2017 – Current

Value: \$752,112.00

Services: Full-service landscape maintenance, irrigation, fertilization and pest control.



MAINTENANCE PROJECTS & REFERENCES

Village Walk of Bonita Springs

Address: 15291 Latitude Drive

Naples, FL 34135

Services: Full-service landscape maintenance, irrigation, fertilization and pest control.



Camden Lakes

Address: 16078 Camden Lakes Circle

Naples, FL 34110

Services: Full-service landscape maintenance, irrigation, fertilization and pest control.



The Classics Plantation Estates

Address: 7907 Classics Drive

Naples, FL 34113

Services: Full-service landscape maintenance, irrigation, fertilization and pest control.



DTE FINANCIAL CAPABILITY





Managing Risk · Insuring Success · Since 1972

July 25, 2022

Down To Earth
2701 Maitland Center Parkway
Suite 200
Maitland, FL 32751
Attn: Johann Fiallo, Estimating Manager

Re: Letter of Bond-ability

Dear Johann,

It has been the privilege of Brunswick Companies and Hanover Insurance Company to provide surety bonds on behalf of Down to Earth for over 6 years, during which time Down To Earth has performed and we have issued performance and payment bonds for contracts valued in the range of \$5,000,000. In our opinion, Down To Earth remains properly financed, well equipped, and capably managed.

At the present time, Hanover Insurance Company provides a \$5,000,000 single project / \$15,000,000. aggregate surety program to Down To Earth. As always, Hanover Insurance Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. Therefore, Down To Earth has 100% bonding capabilities for the above captioned project.

Hanover Insurance Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570) and is rated A(XV) by A.M. Best Company and is licensed to do business in the State of Florida.

Regards,

Mark Levinson
Attorney-in-Fact, Hanover Insurance Company
Sr. VP. Brunswick Companies

PROPOSAL REQUIRED BID FORMS

PREPARED FOR NARCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT



NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSAL NUMBER 2023-100
LANDSCAPE MAINTENANCE SERVICES**

EVALUATION CRITERIA

- 1. Personnel (25 points)**

(E.g., geographic locations of the firm’s headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; proposed staffing levels, etc.)
- 2. Experience (25 points)**

(E.g., past record and experience of the respondent in similar projects; volume of work previously awarded to the firm; past performance for the District in other contracts; character, integrity, reputation, of respondent, etc.)
- 3. Understanding of Scope of Work (25 points)**

Does the proposal demonstrate an understanding of the Districts’ needs for the services requested?
- 4. Financial Capability (10 points)**

Demonstration of financial resources and stability as a business entity, necessary to complete the services required.
- 5. Price (15 points)**

Points available for price will be allocated as follows:

10 points will be awarded to the Proposer submitting the lowest total bid for completing the work for the initial two year term of the contract. All other proposals will receive a percentage of this amount based upon the difference between that Proposer’s bid and the low bid.

5 points are allocated for the reasonableness of unit prices.

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT
BASIC ORGANIZATION INFORMATION

DATE SUBMITTED NOVEMBER 18, 2022

1. Proposer SSS DOWN TO EARTH OPCO II LLC An Individual
[Company Name] A Limited Liability Company
 A Limited Liability Partnership
 A Partnership
 A Corporation
 A Subsidiary Corporation

2. Proposer Company Address:

Street Address 2701 MAITLAND CENTER PARKWAY, SUITE 200

P.O. Box (if any) _____

City MAITLAND State FLORIDA Zip Code 32751

Telephone 321.263.2700 Fax no. _____

1st Contact Name TOM LAZZARO Title CHIEF EXECUTIVE OFFICER

2nd Contact Name ROB JOSEPH Title CHIEF ADMINISTRATIVE OFFICER

3. Parent Company Name (if applicable) SEASONS SERVICE SELECT LLC

4. Parent Company Address (if different):

Street Address 2701 MAITLAND CENTER PARKWAY, SUITE 200

P.O. Box (if any) _____

City MAITLAND State FLORIDA Zip Code 32751

Telephone 321.263.2700 Fax no. _____

1st Contact Name TOM LAZZARO Title CHIEF EXECUTIVE OFFICER

Date incorporated 8.19.2016 Charter No. 3931764

Is the applicant registered with the State of Florida? yes no ()

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes () (Proceed to Question 7.1) No () (Proceed to Question 7.2)

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes () no ()

If no, please explain

N/A

Is the Proposer in good standing with the State of Florida? yes () no ()

If no, please explain

N/A

Date Proposer was organized: _____

7.2 If no, provide the following:

The State in which Proposer is organized: _____

Is the Proposer in good standing with that State? yes () no ()

If no, please explain _____

Date Proposer was organized: _____

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes () no () If no, please explain _____

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract? yes no ()

8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (attach additional sheets if necessary):

Type of registration PLEASE SEE ATTACHED LICENSES & CERTIFICATIONS

License No _____ Expiration Date _____

Qualifying individual _____ Title _____

List company(s) currently qualified under this license _____

SSS DOWN TO EARTH OPCO II LLC

- 8.2 Does the Proposer hold any registrations or licenses with Orange County applicable to the contract? yes no ()

If yes, please list and provide a photocopy of each listed license or registration:
LOCAL BUSINESS RECEIPT

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

(2018) \$100 MILLION, (2019) \$109 MILLION, (2020) \$115 MILLION.

10. List the Proposer's Orange County area annual dollar value of work completed for the most current year (2020) \$27 MILLION.

11. Does your company propose to subcontract any of the required work?
yes no ()

If yes, please explain

PLEASE SEE ATTACHED SUBCONTRACTORS LIST

10. What is the total number of personnel servicing the Orange County area? 300.

11. What is the total number of trucks servicing the Orange County area? 80.

12. Does your company have a certified arborist on staff? yes no ()

13. Does your company employ formal training and certification procedures for employees?

yes no ()

If yes, briefly explain

PLEASE SEE ATTACHED

17. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance)

General Liability	<u>\$ 2,000,000.00</u>
Automobile Liability	<u>\$ 2,000,000.00</u>
Workers Compensation	<u>\$ 1,000,000.00</u>
Expiration Date	<u>2.28.2023</u>

18. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes () no

If yes, please describe each violation, fine, and resolution _____

18.1 What is the Proposer's current worker compensation rating? **.84** _____

18.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?

yes () no

If yes, please describe each incident _____

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Narcoossee Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

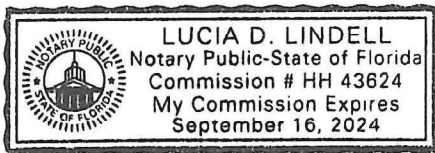
SSS DOWN TO EARTH OPCO II LLC By: *Tom Lazzaro*
Name of Proposer

This 15TH day of NOVEMBER, 2022 By: TOM LAZZARO - CHIEF EXECUTIVE OFFICER
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if filing as a corporation)

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me this 15TH day of NOVEMBER, 2022, by TOM LAZZARO - CEO, of the SSS DOWN TO EARTH OPCO II LLC who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Lucia D. Lindell
Signature of Notary taking acknowledgment

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF FLORIDA
COUNTY OF ORANGE

I TOM LAZZARO - CHIEF EXECUTIVE OFFICER, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a CEO in the firm of SSS DOWN TO EARTH OPCO II LLC, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 15TH day of NOVEMBER, 2022.

Tom Lazzaro
Signature by authorized representative of Proposer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15TH day of NOVEMBER, 2022, by TOM LAZZARO - CEO, of the SSS DOWN TO EARTH OPCO II LLC who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Lucia D. Lindell
Signature of Notary taking acknowledgment

Narcoossee Community Development District - Landscape Maintenance Services

DOWN TO EARTH
11/18/2022

TASK	NONA CREST	LA VINA	NONA PRESERVE	Totals
Turf Care				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Mowing	\$ 11,128.99	\$ 32,207.79	\$ 17,614.31	\$ 60,951.09
Weed/Disease Control	\$ 2,345.81	\$ 8,446.27	\$ 4,493.85	\$ 15,285.93
Fertilization	\$ 1,424.90	\$ 2,793.84	\$ 2,429.03	\$ 6,647.77
Pest Control	\$ 1,299.70	\$ 2,532.51	\$ 2,152.42	\$ 5,984.63
Subtotal	\$ 16,199.40	\$ 45,980.41	\$ 26,689.61	\$ 88,869.42
Shrubs/Ground Cover Care				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Pruning	\$ 1,212.97	\$ 2,884.05	\$ 1,744.67	\$ 5,841.69
Annuals (replaced 4 Times per Year)	\$ 4,736.00	\$ 4,736.00	\$ 4,736.00	\$ 14,208.00
Weed/Disease Control	\$ 494.16	\$ 1,174.98	\$ 710.79	\$ 2,379.93
Fertilization	\$ 426.79	\$ 640.90	\$ 387.71	\$ 1,455.40
Pest Control	\$ 399.83	\$ 427.27	\$ 258.47	\$ 1,085.57
Mulching	\$ 4,207.50	\$ 7,480.00	\$ 5,142.50	\$ 16,830.00
Subtotal	\$ 11,477.25	\$ 17,343.20	\$ 12,980.14	\$ 41,800.59
Tree Care				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Pruning	\$ 4,416.45	\$ 10,487.46	\$ 6,344.26	\$ 21,248.17
Weed/Disease Control	\$ 1,766.57	\$ 4,194.98	\$ 2,537.72	\$ 8,499.27
Fertilization	\$ 1,962.86	\$ 4,661.09	\$ 2,819.67	\$ 9,443.62
Pest Control	\$ 1,668.43	\$ 3,961.93	\$ 2,396.72	\$ 8,027.08
Mulching	\$ 742.50	\$ 1,320.00	\$ 907.50	\$ 2,970.00
Subtotal	\$ 10,556.81	\$ 24,625.46	\$ 15,005.87	\$ 50,188.14
Irrigation System Monitoring				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Monthly Inspection	\$ 2,997.10	\$ 7,193.04	\$ 4,375.77	\$ 14,565.91
Subtotal	\$ 2,997.10	\$ 7,193.04	\$ 4,375.77	\$ 14,565.91
Litter Removal				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Subtotal	\$ 899.13	\$ 1,998.07	\$ 1,298.74	\$ 4,195.94
Total	\$ 42,129.69	\$ 97,140.18	\$ 60,350.13	\$ 199,620.00
Cost of On Additional Mulching Service Annually	\$ 4,950.00	\$ 8,800.00	\$ 6,050.00	\$ 19,800.00

Notes:

- The amounts listed above are fixed fees for the time period noted. The fixed fee shall include the Contractor's profit and general overhead and all costs and expenses of any nature whatsoever (including, without limitation, trench safety, labor, equipment, materials and all taxes).
- Refer to the scope of services for the specific description and frequency of the services to be provided.
- Invoices will be submitted monthly, prorated, based on the above fees.

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

**ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS
AND PROPOSAL SIGNATURE FORM**

This Proposal for landscape maintenance services has been submitted on this 15TH day of NOVEMBER, 2022 by TOM LAZZARO - CEO [company] whose business address is 2701 MAITLAND CENTER PARKWAY - SUITE 200, MAITLAND, FL 32751, telephone number is 321.263.2700, and fax number is _____.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Narcoossee Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. 1 dated 11.14.2022

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Narcoossee Community Development District

Addendum #1

RFP 2023-100 Landscape Maintenance Services

November 14, 2022

To: All Prospective Bidders:

The following changes, additions, clarifications, and deletions amend the Bid Documents of the above captioned Project and shall become an integral part of the Contract Documents. Please note the contents herein and affix same to the documents you have on hand. Indicate on the Bid Form that this Addendum has been received.

Section 6. Pricing Form:

- The Pricing Sheet has been updated to reflect only monthly irrigation inspections. See attached.

Please sign and return by mail or fax to (407) 841-5524.

NAME OF FIRM: SSS DOWN TO EARTH OPCO II LLC

SIGNATURE: 

DATE: 11.15.2022

ADDENDUM #1 – RFP #2023-100
LANDSCAPE MAINTENANCE SERVICES

SSS DOWN TO EARTH OPCO II LLC
Name of Proposer

By: Tom Lazzaro

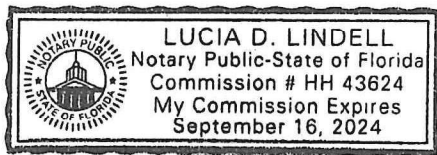
This 15TH day of NOVEMBER, 2021

By: TOM LAZZARO - CEO
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if
filing as a corporation)

STATE OF FLORIDA
COUNTY OF ORANGE

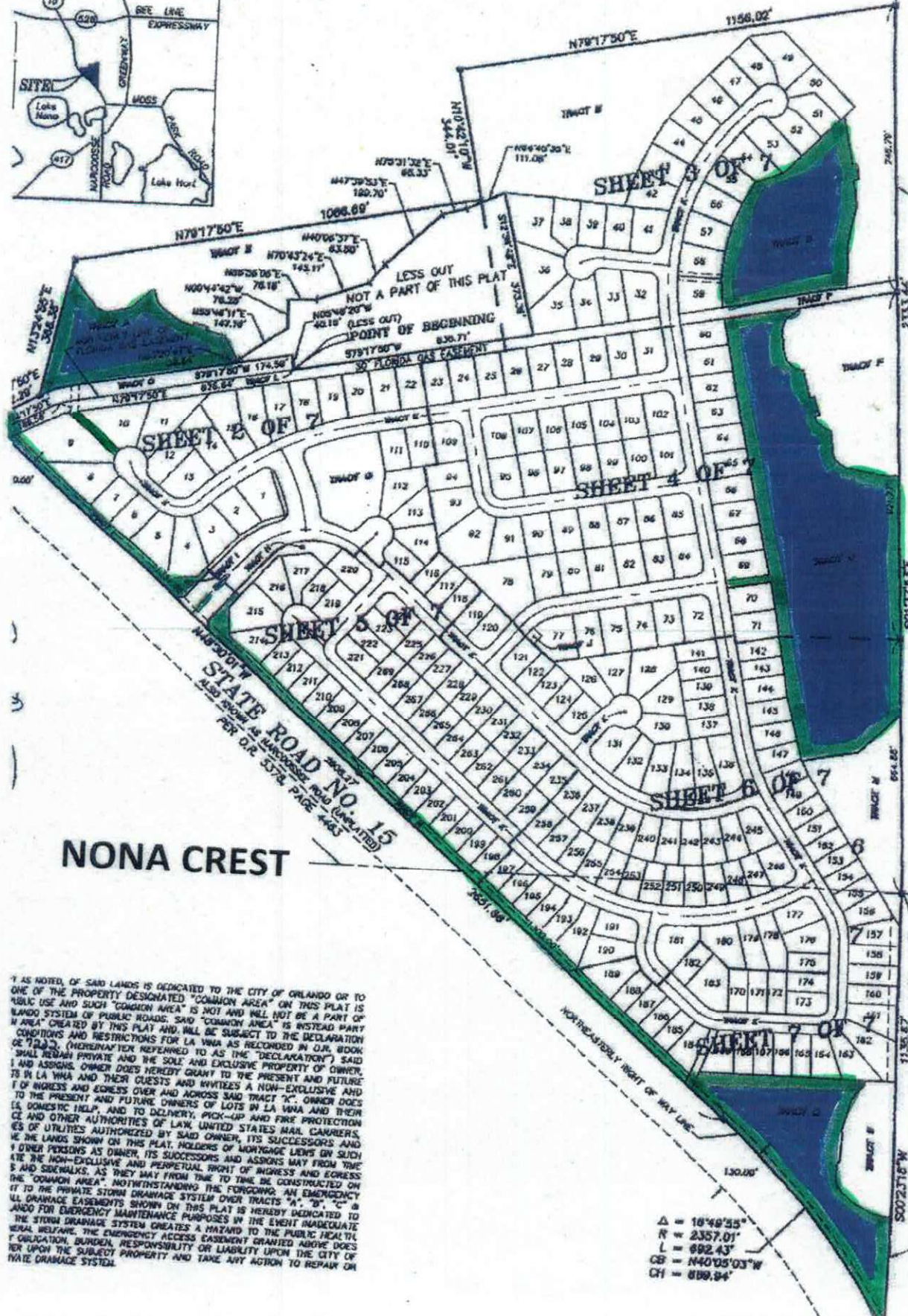
The foregoing instrument was acknowledged before me this 15TH day of NOVEMBER, 2022, by TOM LAZZARO - CEO, of the SSS DOWN TO EARTH OPCO II LLC who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Lucia D. Lindell
Signature of Notary taking acknowledgment

SECTION 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

VICINITY MAP
NOT TO SCALE

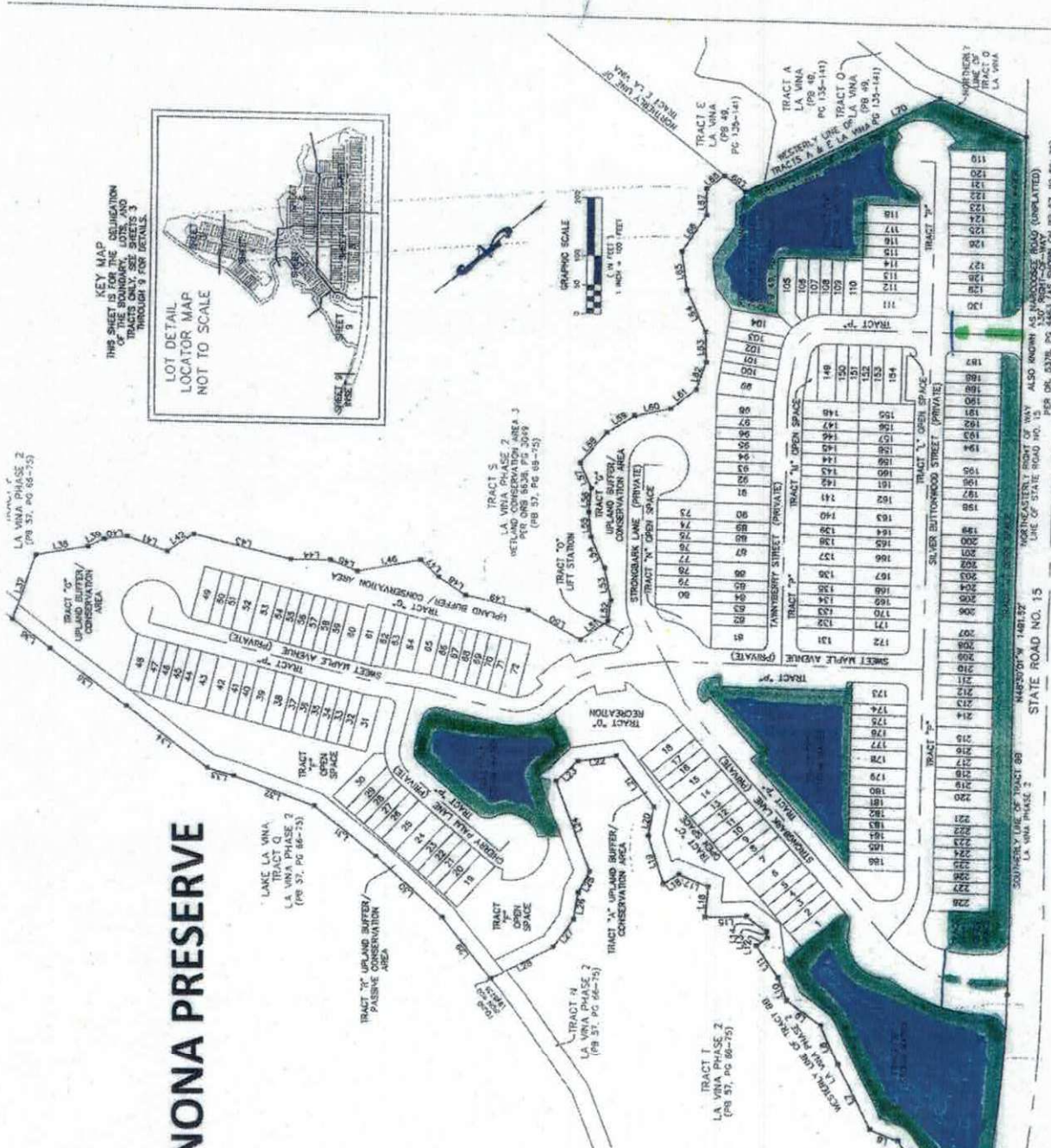


NONA CREST

IT IS NOTED, OF SAID LANDS IS DEDICATED TO THE CITY OF ORLANDO OR TO ONE OF THE PROPERTY DESIGNATED "COMMON AREA" ON THIS PLAT IS PUBLIC USE AND SUCH "COMMON AREA" IS NOT AND WILL NOT BE A PART OF ANY SYSTEM OF PUBLIC ROADS; SAID "COMMON AREA" IS INSTEAD PART OF "AREA" CREATED BY THIS PLAT AND WILL BE SUBJECT TO THE DECLARATION OF CONDITIONS AND RESTRICTIONS FOR LA VINA AS RECORDED IN O.R. BOOK 06 7133. (HEREINAFTER REFERRED TO AS THE "DECLARATION") SAID "DECLARATION" SHALL REMAIN PRIVATE AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, I AND ASSIGNS. OWNER DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS IN LA VINA AND THEIR GUESTS AND INVITEES A NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID TRACT "C". OWNER DOES TO THE PRESENT AND FUTURE OWNERS OF LOTS IN LA VINA AND THEIR ASSIGNS, DOMESTIC HELP, AND TO DELIVERY, PICK-UP AND FIRE PROTECTION AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS, AND THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENDS BY SUCH OTHER PERSONS AS OWNER, ITS SUCCESSORS AND ASSIGNS MAY FROM TIME TO TIME, AS THEY MAY FROM TIME TO TIME BE CONSTRUCTED ON THE "COMMON AREA", NOTWITHSTANDING THE FOREGOING, AN EMERGENCY UTILITY DRAINAGE SYSTEM OVER TRACTS "A", "B", "C" AND "D" AND FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND WELFARE, THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR

Δ = 16°48'55"
 N = 2357.01'
 L = 692.43'
 CB = N40°05'03"W
 CH = 889.94'

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	39.00	S89°40'38"E	L37	118.00	S22°58'27"E
L2	40.00	S93°56'29"E	L38	32.00	S27°23'47"W
L3	24.80	S11°25'17"E	L39	32.00	S33°34'45"W
L4	58.41	S84°03'00"E	L40	22.32	S66°20'18"W
L5	61.87	S81°29'20"E	L41	55.04	S68°15'55"W
L6	126.92	S78°34'11"E	L42	69.54	S54°28'15"W
L7	76.92	S73°21'41"E	L43	86.37	S40°21'49"W
L8	70.55	S77°48'24"E	L44	49.75	S53°31'17"W
L9	54.00	S61°05'00"E	L45	109.95	S29°33'22"E
L10	48.92	S70°00'00"E	L46	44.65	S48°15'30"E
L11	34.27	S89°28'00"W	L47	69.36	S13°15'07"E
L12	24.27	S93°00'00"W	L48	109.36	S33°32'09"W
L13	11.40	S96°27'50"E	L49	102.07	S29°24'17"W
L14	42.10	S77°43'11"E	L50	102.07	S29°24'17"W
L15	49.77	S82°28'04"E	L51	58.01	S04°36'24"W
L16	51.58	S43°58'53"E	L52	36.85	S41°17'26"W
L17	30.48	S84°30'30"E	L53	58.11	S80°45'20"E
L18	30.48	S84°30'30"E	L54	55.34	S84°44'32"E
L19	47.08	S66°25'31"E	L55	45.34	S54°44'32"E
L20	53.31	S58°54'53"E	L56	40.27	S43°28'14"E
L21	116.99	S50°04'49"E	L57	46.29	S23°20'43"E
L22	55.70	S31°15'24"E	L58	69.48	S09°13'01"E
L23	31.07	S01°54'00"W	L59	54.81	S08°00'05"W
L24	44.12	S02°52'27"W	L60	63.08	S27°48'49"E
L25	44.12	S02°52'27"W	L61	50.37	S20°24'22"E
L26	48.12	S18°44'27"W	L62	50.37	S20°24'22"E
L27	80.01	S14°22'10"W	L63	52.97	S20°49'38"E
L28	120.68	S11°44'48"E	L64	77.87	S23°20'26"E
L29	124.57	S07°07'48"E	L65	67.88	S29°20'49"E
L30	158.09	S08°30'35"E	L66	78.35	S33°30'27"E
L31	158.09	S08°30'35"E	L67	68.96	S30°01'20"E
L32	143.26	S01°22'30"E	L68	59.22	S30°01'20"E
L33	47.84	S02°24'40"E	L69	45.36	S29°12'50"E
L34	271.27	S08°22'11"E	L70	308.35	S13°21'26"W
L35	182.87	S18°31'20"E	L71	182.29	S04°17'50"W
L36	99.85	N23°26'58"E			

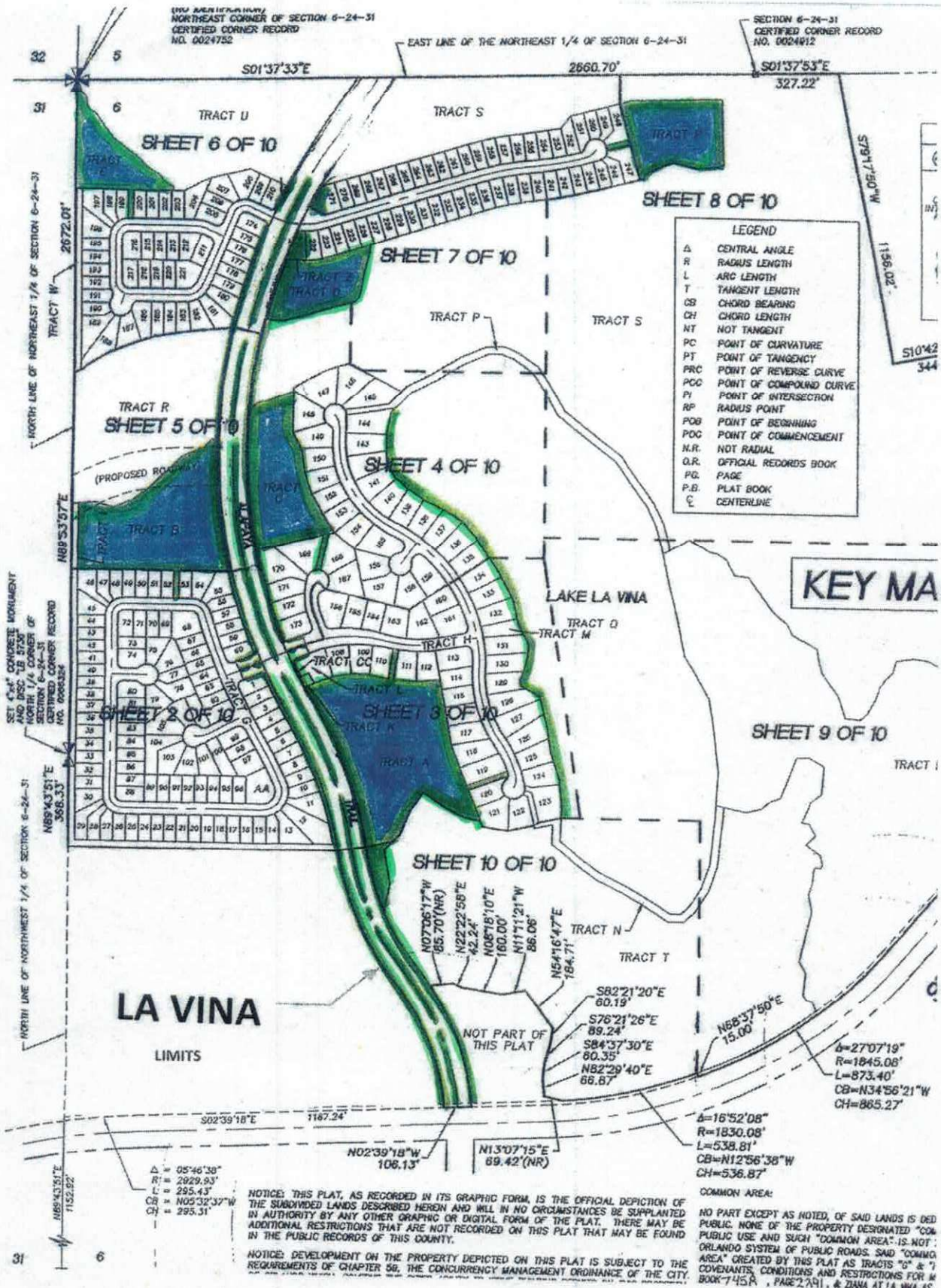


KEY MAP
THIS SHEET IS FOR THE DELINEATION
OF THE BOUNDARY, LOTS, AND
TRACTS. SEE SHEETS 3
THROUGH 9 FOR DETAILS.



STATE ROAD NO. 15
SOUTHERLY CORNER OF TRACT B8
LA VINA PHASE 2
N-89°20'17"W L=481.87
N-82°58'48"W L=427.10
S-87°10'40"E L=427.37
N-10°04'00"W L=100.00

LEGEND & ABBREVIATIONS
D = SET 4"x4" CONCRETE PERM LB 6843"



(NEW SUBDIVISION)
NORTHEAST CORNER OF SECTION 6-24-31
CERTIFIED CORNER RECORD
NO. 0024752

SECTION 6-24-31
CERTIFIED CORNER RECORD
NO. 0024712

LEGEND

- Δ CENTRAL ANGLE
- R RADIUS LENGTH
- L ARC LENGTH
- T TANGENT LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH
- NT NOT TANGENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- RP RADIUS POINT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- N.R. NOT RADIAL
- O.R. OFFICIAL RECORDS BOOK
- P.G. PAGE
- P.B. PLAT BOOK
- CL CENTERLINE

KEY MA

LA VINA
LIMITS

SHEET 9 OF 10

SHEET 10 OF 10

Δ = 05°46'30"
R = 2929.93'
L = 295.43'
CB = N05°32'37"W
CH = 295.31'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: DEVELOPMENT ON THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 56, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY.

COMMON AREA:
NO PART EXCEPT AS NOTED, OF SAID LANDS IS DEDICATED PUBLIC USE AND SUCH "COMMON AREA" IS NOT PART OF THE ORLANDO SYSTEM OF PUBLIC ROADS. SAID "COMMON AREA" CREATED BY THIS PLAT AS TRACTS "G" & "J" COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOOK 7458, PAGE 2791, & ZONA AT LA VINA AS

NOT PART OF THIS PLAT

S82°21'20"E
60.19'
S76°21'26"E
89.24'
S84°37'30"E
60.35'
N82°29'40"E
68.87'

Δ = 16°52'08"
R = 1830.08'
L = 538.81'
CB = N12°56'38"W
CH = 536.87'

Δ = 27°07'19"
R = 1845.08'
L = 873.40'
CB = N34°56'21"W
CH = 865.27'

N07°06'17"W
85.70'(NR)
N22°22'58"E
42.24'
N06°18'10"E
100.00'
N11°11'21"W
86.06'

N54°16'47"E
184.71'

S02°39'18"E
1187.24'

N02°39'18"W
108.13'

N13°07'15"E
89.42'(NR)

N68°37'50"E
15.00'

NORTH LINE OF NORTHEAST 1/4 OF SECTION 6-24-31

SET 4"x4" CONCRETE MONUMENT AND DISC TO 5758 NORTH 1/4 CORNER OF SECTION 6-24-31 CERTIFIED CORNER RECORD NO. 0066354

NORTH LINE OF NORTHWEST 1/4 OF SECTION 6-24-31

N68°43'51"E
386.33'

N68°43'51"E
1152.82'

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6-24-31

S01°37'33"E

2660.70'

S01°37'53"E

327.22'

2672.01'

1156.02'

S10°42'34"



**DOWN TO
EARTH**

LANDSCAPE & IRRIGATION

THANK YOU!

WE APPRECIATE THE OPPORTUNITY TO PARTNER WITH YOU
AND NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT



Down To Earth Landscape & Irrigation
2701 Maitland Center Parkway
Suite 200
(321) 263-2700
dtelandscape.com

SECTION B



OMEGASCAPES

LANDSCAPE MANAGEMENT PROPOSAL

Prepared For:



Narcoossee Community Development District
Orlando, FL

**Narcoossee Community
Development District**
c/o GMS
219 East Livingston St
Orlando, FL 32801



Subject: Landscape Management Proposal

Attention: Jason Showe, District Manager

OmegaScapes, Inc sincerely appreciates the opportunity to present this proposal for landscape maintenance services at **Narcoossee Community Development District**.

OmegaScapes is a premier full-service provider of commercial grounds maintenance services in the Central Florida area. As a respected local industry professional, we have the good fortune of providing our services for some very prestigious customers in a variety of markets. It would be our pleasure to serve you as well.

We truly hope this information affords OmegaScapes your favorable consideration. Please feel free to review the enclosed proposal package and contact me should you have any questions, require additional information, or would like to schedule a meeting to review our submittal in more detail.

Our team of professionals are ready to begin our partnership with you and to exceed your expectations. The entire OmegaScapes team is looking forward to working with you.

Sincerely,

A handwritten signature in blue ink that reads "Derek Ryan". The signature is fluid and cursive, written in a professional style.

Derek Ryan
Business Development Manager



OMEGASCAPES

Who are we?

Omegascapes, Inc. is a full service, commercial landscape management company headquartered in Orlando, FL. We currently service all of Central Florida and are working our way into the Daytona, Ocala, and Tampa markets. Our services include landscape maintenance, irrigation services, fertilization and pest control, arbor care, and landscape improvements. Our focus is on properties with extensive landscapes that require a high level of detail and attention. Our promise is proactive landscape management with the highest level of customer service in the industry at the best value.

Where did we come from?

Our entire management team and ownership have all worked for the largest companies in our industry, and we feel that Omegascapes has blended the best qualities of a large operation with the benefits of a smaller, family owned business. It is becoming more and more evident that “bigger” isn’t necessarily better in a landscape maintenance company. What really matters is “are you big enough”. Our sister company, Lake Conway Landscaping, specializes in large scale commercial landscape development which is a nice compliment to Omegascapes’ ability to manage those same types of landscapes. With both companies available to you, we have plenty of resources and “muscle” for whatever your needs may be.

What makes Omegascapes different?

The biggest difference is simple: ***We do what we promise... and we manage ourselves.*** Seems too simple, right? Well, what we have discovered by listening to prospective clients for the last seven years is that this concept is sorely lacking in the industry. To be successful at this puts a lot of responsibility on us, though. It is much easier to over promise to make a sale... and then under deliver while having lots of excuses. I’m sure many of you have experienced this with other contractors. If we deal with the reality of the challenges and create and execute a plan of success based on achievable goals, we now become your partner and not just another contractor. Why? Because we have helped you and your property achieve the curb appeal that everyone said they could provide but didn’t.

Why should you choose us?

The short answer is... because you are tired of the empty promises and failed executions. Omegascapes is fully committed to raising the bar in our industry one client at a time, one property at a time. We refuse to under bid a property like many of our competitors do just to close a sale. To properly manage a landscape on any given property takes the man-hours it takes *every single visit*. No company can magically do this consistently for less hours with a smaller crew at a cheaper price. We will dedicate the staff, equipment, and resources to your property to meet the expectations that were agreed upon. We will offer you proactive solutions, and a plan to get it done, and you won’t have to chase us down and beg us to do it. If we discover that budgets are not ideal, we will offer the best plan possible that focuses on the priority areas first so your team, guests, and residents can see the improvements. Omegascapes will bring the right vision, the right plan, the right resources, and the right management to be successful.

We are different. We do what we promise. We make landscaping simplified.

Approach narrative

Omegascares, Inc. has reviewed the RFP documents, understands the scope of work outlined, and has visited the site to do a full inspection of current conditions. Our approach to the services as described in the scope of services provided is to have an average of a 4-man crew service the landscape maintenance each of the 42 requested cycles. We will perform the regular mowing events on all areas during this time, and then detail ¼ of the shrub beds. Our team will be policing the entire property each week as well to inspect all areas.

In addition, we will have an irrigation technician on-site each month to inspect the system as specified. Incidental repairs will be made during this time, while larger repairs will be estimated, approved, and scheduled to be completed within the district's timeframe. Fertilization and Pest Control services will be handled with monthly visits and applications to fulfil the specifications of the RFP. Reports for both services will be provided to the district as required.

The overall approach taken by Omegascares is focused on a level of quality that will ensure the district's landscape is consistently healthy and aesthetic.

Site Inspection

Current landscape seems to be in poor condition. We observed some malnutrition in shrubs. Some turf areas have evidence that they are struggling from irrigation issues, pest/fert issues, or a combination of issues. Weeds in beds and turf are excessive, and mulch is thin.

Exclusions

Omegascares is excluding 3.1.7 pH adjustment. It is not possible for us to know the extent of amendments that are potentially required without first performing soil samples. We exclude this as an "included" service with this RFP, but will provide soil tests and results upon request. Then, based on results, we can estimate the cost for amendments and submit a quote.

Omegascares is also excluding all hardwood tree trimming above 10'

Approach to Pruning

Omegascares uses better management practices for all pruning. For shrubs, we will round edges as specified in scope. For palms, we will trim at 3 and 9 o'clock as specified. Tree trimming will be performed as specified as well. Ornamental grasses will be cut back each year in early spring.

Approach to Pest, Weed, and Disease Control

Turf and shrub applications will be on a rotating bi-monthly basis. This means we will be on-site each month inspecting the entire landscape and applying scheduled services. If we identify other issues, they will be addressed while on-site. This is a high level of attention we feel

the property is currently lacking. Herbicide in turf and shrub beds will be applied on regular intervals to promote minimal weed presence.

Approach to Maintenance of Hardscape

As mentioned above, Omegascapes is excluding all “maintenance of hardscape – flatwork, columns, fences, and monuments” beyond regular inspections, removal of debris created from our landscape services, and management of crack weeds. Structural and chemical maintenance of these to be done by others.

Irrigation System

Omegascapes will work closely with the District Irrigation Manager, carefully following the scope specified in the RFP. We have included one day each month for inspections of the district’s irrigation system. Upon our initial property audit, and continuing each inspection, we will submit a written report clearly communicating the status and any concerns we have with the system, as well as a plan to correct if needed.

Staff Levels

An average of a 4-man crew for 42 visits per year for mowing and detail services, monthly irrigation inspection, monthly pest control and fert applicator cycles. Dedicated Account Manager available as needed in addition to regular managing of crew and support staff. Office management and administrative staff available as needed. Owner of company available as needed.

Furthermore, our sister company Lake Conway Landscaping and all of its staff, equipment, and resources are available as needed as well.

Key OmegaScapes Personnel



Kevin Carmean is the owner of OmegaScapes and Lake Conway Landscaping. He obtained his bachelor's degree in Business Management from Rochester College, is a Licensed Irrigation Contractor and is FNGLA certified as a Horticultural Professional, Landscape Contractor and Technician. In his 25+ years in the industry, Kevin has been responsible for well over \$250 million in landscape installations. Prior to starting OmegaScapes and LCL, he worked for one of the world's largest landscape companies, successfully managing over 150 employees with an annual revenue exceeding \$30 million. The combination of Kevin's experience, management style and personality have allowed him to put together and maintain the best team of landscape professionals in the industry.
Kevin@Omegasclapes.com 407-930-6010

Jared Berryman is our VP of Operations with 20+ years of industry experience. He has worked on several large projects in the Orlando area. Prior to joining LCL Jared also worked for one of the world's largest landscape companies with annual revenues of \$500 million. He had the opportunity to successfully manage the landscape installations on Reunion Resort & Club of Orlando, totaling over \$12 million, while also working on Bella Collina in Montverde, totaling over \$9.5 million. Jared has a Bachelor of Science degree from the University of Florida in Environmental Horticulture, State of Florida Irrigation Specialty Contractor and Agriculture Best Management Practices certified. He also holds an OSHA 30 certification. Jared prides himself in attention to detail and this effort shows not only in the standards of our crews, but also our responsiveness and the high quality of our projects. He also helps oversee OmegaScapes Maintenance transitions from development

Jared@LakeConwayLandscaping.com

407-516-3547





Jon Cook is our Irrigation Supervisor for LCL with 10+ years of industry experience. Jon is an expert in large, complex irrigation systems and specializes in 2-wire central control systems. He is a Certified Maxicom operator/technician and an active member of Florida Irrigation Society & Irrigation Association. Jon has a history of effectively managing multiple irrigation crews at once while producing quality irrigation systems. He also oversees OmegaScapes Irrigation Technicians.

Jon@LakeConwayLandscaping.com

407-383-7904

Chris Arnold Chris Arnold is our Operations Manager with 20+ years in the industry. Prior to joining OmegaScapes, Chris worked for one of the largest landscape companies and was responsible for overseeing \$5 million in revenue on multiple sites. Chris managed very large projects, including Reunion Resort, Marriott, and Marriott timeshares resorts. Chris holds certifications with FNGLA, and a certification in BMP. Chris prides himself in leading his crews to provide the best customer satisfaction, attention to detail, and going above and beyond clients expectations for the properties.

Chris@OmegaScapes.com

407-883-5191



Derek Ryan is the Business Development Manager at OmegaScapes. He handles all estimating and proposal development. Growing up in the nursery industry and having previously owned his own landscape company, Derek possesses all the necessary skills and abilities to spearhead our growth effort in the Orlando market and beyond through exceptional prospecting and business development.

Derek@Omegasapes.com

321-231-3544



Jeff Reese is an account manager with over 15 years' experience in landscape maintenance and irrigation. Before joining OmegaScapes, Jeff served as the main point of contact for landscape and property improvements for one of the largest residential communities in Windermere. There he managed daily field operations, maximized work within budget, safety, quality guideline, and served as the primary interface between clients and crew. Jeff has degrees in management and marketing from the University of South Florida and is a Florida licensed Pest Control Operator. He is easy going, committed, and level-headed with a dry sense of humor. Jeff prides himself on being detail oriented and producing quality results and has a great capacity to do tedious work with precision and accuracy.

Jeff@OmegaScapes.com

407-202-3982

Shane Bradley is account manager with 20 years of experience. Before joining OmegaScapes, Shane oversaw several large commercial properties as well as several large resorts. Shane has a background in lawn and ornamental care, as well as irrigation. Shane has an eye for detail and provides quality, friendly customer service.

Shane@OmegaScapes.com

407-963-6598



Communication Simplified

One way that Omegascaapes, Inc offers you Landscaping Simplified is by funneling all communications through one point of contact. We empower our account manager with the authority to make decisions and offer solutions to your general manager and board of directors. Even if residents in your community would like a direct line of communication with our staff, we can accommodate:

YourCommunity@OmegaScapes.com

Equipment To Be Used During Services



Ford Crew Cab Work Truck



Two-Cycle Machines



Backpack Sprayers



60" Mower

48" Stander ZTR Mower



Commercial Spray Rig

104" ZTR Mower



Omegascapes Team Members and Labor Approach



- Highly visible safety vest with logo and PPE
- Professional appearance
- Minimum one crew member fluent in English
- Property will be serviced with an average of a 4 man crew each cycle, mowing entire property and detailing sections.
- 42 mowing cycles, 12 detail cycles
- High profile areas such as parks and entryways inspected more frequently

Sample Monthly Irrigation Report



JOB NAME: _____
 JOB NUMBER: _____
 DATE: _____
 CONTROLLER: _____
 PAGE: _____ OF _____

Program A (current): MTWTFSS
 Program A (adjust): MTWTFSS
 Program A Start time: _____

Program B (current): MTWTFSS
 Program B (adjust): MTWTFSS
 Program B Start time: _____

Program C (current): MTWTFSS
 Program C (adjust): MTWTFSS
 Program C Start time: _____

Zone Number																			
Sprays/Rotors																			
Run Times																			
Straighten Heads																			
ARC/Radius Adj																			
Partial Clog																			
Broken Head																			
Rotor Not Rotating																			
Leaking Head																			
Broken Pipe																			
Broken riser																			
Severe Clog																			
Broken Nozzle																			
Incorrect Nozzle																			
4" to 6" Spray/Rotor																			
6" to 12" Spray/Rotor																			
Add 12" to Riser																			
Raise Heads in Shrubs																			
Raise Heads in Turf																			
Relocate Heads																			
Add Heads																			
Valve Not Operating																			
Maint. Damage																			
Other																			



Comments: _____

Technician: _____ Date: _____

Sample Monthly Pest Control and Fertilization Report



OMEGASCAPES

28th Street, Orlando, FL 32805

(407) 930-6010

info@OmegaScapes.com

Date: _____ Job Number: _____

Material to be Treated: _____

Time Arrival: _____ am/pm Time Departure: _____ am/pm Total Time: _____

Weeds or pest to be Treated: _____

Treatment Information

Chemicals	EPA Reg. #	Rate/100 gal	Rate/1000 sq. ft.	Units	Total Used



Method of Control: JD9 Lawn Gun Wand Backpack TurfCo Vortex Spreader Other _____

Area Treated (sq. ft.) _____ Weather/Temperature _____

Technician notes and Service Details:

Spray Operator: _____ Identification #: _____

Customer : _____

Sample Property Evaluation Report



Property Evaluation

Job Name: _____ Date: _____
Manager: _____

Overall Appearance	A	B	C	D	F
A. Turf Condition					
1) Grass cut at proper height	_____	_____	_____	_____	_____
2) Sprayed/trimmed around signs, poles, etc.	_____	_____	_____	_____	_____
3) Weed Control	_____	_____	_____	_____	_____
4) Edged	_____	_____	_____	_____	_____
5) Bare areas	_____	_____	_____	_____	_____
6) Disease or insect present	_____	_____	_____	_____	_____
B. Plant Material					
1) Pruned Properly	_____	_____	_____	_____	_____
2) Beds weeded or sprayed	_____	_____	_____	_____	_____
3) Beds edged	_____	_____	_____	_____	_____
4) Disease or insect presents	_____	_____	_____	_____	_____
5) Debris	_____	_____	_____	_____	_____
6) Dead or missing plant material	_____	_____	_____	_____	_____
C. Sidewalks, Driveways or Parking lots					
1) Blown	_____	_____	_____	_____	_____
2) Dead or missing plant material	_____	_____	_____	_____	_____
3) Weed control	_____	_____	_____	_____	_____
D. Annual beds					
1) General Appearance	_____	_____	_____	_____	_____
2) dead or missing plant material	_____	_____	_____	_____	_____
3) Weed control	_____	_____	_____	_____	_____



Comments: _____

Completed by: _____ Manager: _____

CORPORATE INFORMATION

OmegaScapes, Inc.

Physical Location:

4954 N. Apopka Vineland Road
Orlando, FL 32805

Office: (407)930-6010

www.OmegaScapes.com

Incorporation: Florida - May 2015

FEIN: 47-4138224

License / Certification

- FNGLA Certified Landscape Contractor
- Irrigation Certification
- Lawn and Ornamental Pest Control
- Applicable city and county occupational licenses.

Insurance

- General Liability \$2,000,000 each occurrence
- Umbrella \$4,000,000
- Auto \$1,000,000
- Workers Compensation \$1,000,000
(Certificate of Insurance available upon request)

LENNAR®

September 19th, 2019

May Afroze
Lennar Homes
2300 Maitland Center Parkway,
Suite 320
Maitland, FL 32751

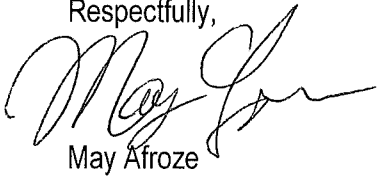
To Whom It May Concern:

It is with much pleasure that I am writing this letter to recommend the services offered by Omegascares.

Since July of 2019, we have utilized Omegascares to provide lawn care / maintenance for over 15 of our communities throughout the Orlando area and have been extremely happy with all services provided. All associates exude professionalism & care with every interaction and have been able to handle any task / urgent need that arises. The Omegascares Team has always been quick with communication and response. I am consistently thankful to the team for their civilities & dependable efforts.

I am happy to recommend the services of Omegascares. If you have any questions, please feel free to contact me.

Respectfully,



May Afroze



To whom it may concern:

March 20, 2021

Please accept this as my letter of reference for Omegascares, Inc. We partner with them at our USTA National Tennis Center campus in Lake Nona. With 100 tennis courts spread across 64 magnificent acres, the USTA National Campus offers unparalleled playing, training and educational experiences for recreational players, competitive players, coaches and spectators from around the world. Omegascares is our full-service landscape provider handling all mowing, trimming, pest control, fertilization, irrigation, arbor care, and mulching services. They have a 52-week full-time staff of 2-4 employees on site depending on the season and scheduled events. James Brown is the Manager of our account, handling all communications, scheduling, and project executions. USTA National Tennis Center and Omegascares work very well together and I give my personal recommendation that they be considered by your organization for any landscape needs you may have.

A handwritten signature in dark ink that reads "Richard C. Coiro".

Richard C. Coiro
Senior Director, Finance
Coiro@USTA.com
914-233-4864

USTA National Campus, Community Tennis, Player Development
10000 USTA Blvd.
Orlando, FL 32827



Current Project Reference



USTA National Campus
10000 USTA Blvd.
Orlando, FL 32827

Services Provided: Landscape Maintenance, Irrigation Maintenance, Pest and Fertilization, Bermuda Turf Care, Palm Pruning, Mulch, Landscape Enhancements

Our team of 3 report directly to the USTA National campus and handle all primary landscape maintenance services on the 64 acre site with support from our specialized teams as needed. This property contains just over 3 acres of Bermuda turf requiring twice per week mowings, six acres of Zoysia turf, ten acres of Bahia, and 105k square feet of shrub beds. USTA National Campus requires a diligent plan and strategic approach to meet the very high expectations. Frequent events and large crowds are also a unique challenge when scheduling services for this property. Thankfully, their staff and our team work well together and meet frequently to plan weeks in advance to ensure success.





Current Project Reference



Storey Park Lake Nona
10914 History Ave.
Orlando, FL 32832

May Afroze	Alan Scheerer
Lennar	Storey Park
Orlando Division	Field Operation Manager
(407) 538-4673	(407) 398-2890

Services Provided: Landscape Maintenance, Irrigation Maintenance, Pest and Fertilization, Entire CDD, HOA, All Models/Inventory Homes, and All Amenities.

Storey Park at Lake Nona is the newest neighborhood in the Lake Nona area. It is a master planned community that is inspired and designed based on five pillars: Community, Nature, Health, Story and Home. The community broke ground in 2015 will eventually feature a multi-functional green space for community and private events, Little Free lending libraries, a town center featuring restaurants and retail, an Eco Tower with dramatic views of the community, pedestrian & bike pathways throughout the community, and multiple parks including Wildflower Parks, Hammock Beach, Marshtackie Park, Community Park, Lake Park and Firefly Park.

Amenity Center at Storey Park in Lake Nona Residents will enjoy all these resort style amenities plus have access to all the shopping, dining, and entertainment in Lake Nona. The Storey Park HOA fees include basic cable, local phone, fiber optic high speed internet, common area maintenance, a future planned clubhouse that will include a resort style pool with splash park, fitness center, tennis court and tot lot. See how Storey Park's amenities compare to other Lake Nona area neighborhood amenities.





Current Project Reference



Flamingo Crossing West
13335 Hartzog Rd
Winter Garden, FL 34787

Services Provided: Landscape Maintenance, Irrigation Maintenance, Pest and Fertilization, 75 acres, 22 buildings, all amenities.

Disney College Programs in partnership with American Campus Communities (ACC), the nation's largest developer of student housing communities, Flamingo Crossings Village West provides participants with spacious apartments and numerous amenities that will offer them a comfortable, safe, and relaxing living environment right next door to the *Walt Disney World*® Resort. With a 52-week resort level landscape management plan in place, we have the right approach to consistently meet the demands to provide a Disney level of service.





Current Project Reference



Academy Park Apartments
790 Academy Drive
Kissimmee, FL 34744

Services Provided: Landscape Maintenance, Irrigation Maintenance, Pest and Fertilization, 25 acres, 14 buildings, all amenities.

Academy Park Apartments offers a luxurious option for those who prefer not to own their own homes but want the benefits of living in such an amazing community. Our sister company, Lake Conway Landscaping, handled the landscape and irrigation installation of this beautiful community. Our team has a weekly walk through meeting to discuss the landscape and create a priority punch list. This level of customer service has secured us several more years of partnership with the management company. Academy Park Apartments is no typical apartment community, and we are honored to be on the team.





Current Project Reference



Harbor Chase of Dr Phillips
7233 Della Dr
Orlando, FL 32819

Services Provided: Landscape Maintenance, Irrigation Maintenance, Pest and Fertilization, 95,000 sf St Augustine turf, 90,000 sf shrub beds, resort level service.

HarborChase of Dr. Phillips combines the luxurious amenities of a vacation resort with the close-knit camaraderie of a small neighborhood. Conveniently located in the heart of the Dr. Phillips neighborhood in southwest Orange County, HarborChase offers a host of stimulating activities, generous amenities, superior concierge services and customized programs that will enhance your health and happiness. Now that Lake Conway Landscaping has completed the installation of the landscape and irrigation, our team at OmegasCAPES is on the job to keep it looking beautiful. With a 52-week resort level landscape management plan in place, we have the right approach to consistently meet the demands of such a luxurious property.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/16/2022

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 Closson Insurance Agency, LLC 1201 S. Orlando Avenue Suite 200 Winter Park FL 32789		CONTACT NAME: Lisa Albright PHONE (A/C, No, Ext): (407) 898-2211 FAX (A/C, No): (407) 898-1850 E-MAIL ADDRESS: LAlbright@ClossonInsurance.com															
INSURED Omegascapes, Inc. 4954 N Apopka Vineland Rd Orlando FL 32818-8431		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Southern-Owners Insurance Co</td> <td>10190</td> </tr> <tr> <td>INSURER B: AUTO OWNERS INSURANCE COMPANY</td> <td>18988</td> </tr> <tr> <td>INSURER C: FFVA Mutual Insurance Co.</td> <td>10385</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Southern-Owners Insurance Co	10190	INSURER B: AUTO OWNERS INSURANCE COMPANY	18988	INSURER C: FFVA Mutual Insurance Co.	10385	INSURER D:		INSURER E:		INSURER F:	
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INSURER D:																	
INSURER E:																	
INSURER F:																	

COVERAGES

CERTIFICATE NUMBER: 05252022

REVISION NUMBER:


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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	72228719	06/03/2022	06/03/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Voluntary Property \$ 5,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> OTHER:	Y	Y	5122871900	06/03/2022	06/03/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP-Basic \$ 10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ Waived			5122871901	06/03/2022	06/03/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	WC840-0034939-2022A	06/03/2022	06/03/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

Re: Narcoossee Community Development District, Contract #RFP 2023-100
 Per attached forms, Certificate Holder is included as Additional Insured for Automobile Liability and General Liability including Ongoing and Completed Operations, when required by written contract or agreement. This insurance is Primary and Non-Contributory. Waiver of Subrogation applies when required by written contract with respects to the General Liability, Automobile Liability and Workers' Compensation in favor of those included as Additional Insured(s).

CERTIFICATE HOLDER**CANCELLATION**

Narcoossee CDD Attn: District Manager 219 East Livingston Street Orlando FL 32801	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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55373 (5-17)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Under SECTION II - WHO IS AN INSURED is amended. The following provision is added. A person or organization is an Additional Insured, only with respect to liability caused, in whole or in part, by "your work" for that Additional Insured by or for you:

1. If required in a written contract or agreement; or
2. If required by an oral contract or agreement only if a Certificate of Insurance was issued prior to the loss indicating that the person or organization was an Additional Insured.

B. SECTION III - LIMITS OF INSURANCE is amended. The following provision is added. The limits of liability for the Additional Insured are those specified in the written contract or agreement between the insured and the owner, lessee or contractor or those specified in the Certificate of Insurance, if an oral contract or agreement, not to exceed the limits provided in this policy. These limits are inclusive of and not in addition to the limits of insurance shown in the Declarations.

C. SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS is amended.

1. The following condition is added to **4. Other Insurance**.
This insurance is primary for the Additional Insured, but only with respect to liability caused,

in whole or in part, by "your work" for that Additional Insured by or for you. Other insurance available to the Additional Insured will apply as excess insurance and not contribute as primary insurance to the insurance provided by this endorsement.

2. The following condition is added.

Other Additional Insured Coverage Issued By Us

If this policy provides coverage for the same loss to any Additional Insured specifically shown as an Additional Insured in another endorsement to this policy, our maximum limit of insurance under this endorsement and any other endorsement shall not exceed the limit of insurance in the written contract or agreement between the insured and the owner, lessee or contractor, or the limits provided in this policy, whichever is less. Our maximum limit of insurance arising out of an "occurrence", shall not exceed the limit of insurance shown in the Declarations, regardless of the number of insureds or Additional Insureds.

All other policy terms and conditions apply.

58504 (1-15)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE - BLANKET COVERAGE

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTO POLICY

SECTION II - COVERED AUTOS LIABILITY COVERAGE is amended. The following provision is added. Any person or organization is an **insured** for Covered Autos Liability Coverage, but only to the extent that

person or organization qualifies as an **insured** under **SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. COVERAGE, 1. Who Is An Insured.**

All other policy terms and conditions apply.

58504 (1-15)

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Page 1 of 1

58583 (1-15)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER PAYMENTS (WAIVER OF SUBROGATION) - BLANKET

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTO POLICY

SECTION V CONDITIONS, A. LOSS CONDITIONS is amended. **5. Our Right to Recover Payments** is deleted and replaced by the following condition.

5. Our Right to Recover Payments

If **we** make a payment under this policy and the person to or for whom payment is made has a right to recover damages from another, **we** will be entitled to that right. That person shall do everything necessary to transfer that right to **us** and do nothing to prejudice it.

However, **we** waive **our** right to recover payments made for **bodily injury** or **property damage**:

- a. Covered by the policy; and
- b. Arising out of the operation of **autos** covered by the policy, in accordance with the terms and conditions of a written contract between **you** and such person or entity

only if such rights have been waived by the written contract prior to the **accident** or **loss** which caused the **bodily injury** or **property damage**.

All other policy terms and conditions apply.

58583 (1-15)

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Page 1 of 1

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective	06/03/2022	Policy No.	WC840-0034939-2022A	Endorsement No.	
Insured	Omegascapes, Inc.			Premium	
Insurance Company	FFVA Mutual Insurance Co.	Countersigned by	_____		

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF LOCATION AND PROJECT AGGREGATE LIMITS OF INSURANCE

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

1. The General Aggregate Limit under LIMITS OF INSURANCE (Section III) applies separately to each of your "locations" owned by or rented to you.

"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

2. The General Aggregate Limit under LIMITS OF INSURANCE (SECTION III) applies separately to each of your projects away from premises owned by or rented to you.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY PLUS COVERAGE

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

- 1. EXTENDED WATERCRAFT LIABILITY SECTION I - COVERAGES, COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions** is amended. Exclusion **g.(2)** is deleted and is replaced by the following exclusion.

- (2)** A watercraft you do not own that is:
- (a)** Less than 50 feet long; and
 - (b)** Not being used to carry persons or property for a charge;

2. HIRED AUTO AND NON-OWNED AUTO LIABILITY

Coverage for "bodily injury" and "property damage" liability provided under **SECTION I - COVERAGES, COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, is extended as follows under this item, but only if you do not have any other insurance available to you which affords the same or similar coverage.

Coverage

We will pay those sums the insured becomes legally obligated to pay as damages because of "bodily injury" or "property damage" arising out of the maintenance or use of an "auto":

- a.** You do not own;
- b.** Which is not registered in your name; or
- c.** Which is not leased or rented to you for more than ninety consecutive days and which is used in your business.

Exclusions

With respect to only **HIRED AUTO AND NON-OWNED AUTO LIABILITY**, the exclusions which apply to **SECTION I - COVERAGES, COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, other than the Nuclear Energy Liability Exclusion Endorsement, do not apply. The following exclusions apply to this coverage.

This coverage does not apply to:

- a.** "Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" resulting from the use of reasonable force to protect persons or property.
- b.** Any obligation of the insured under a workers compensation, disability benefits or unemployment compensation law or any similar law.
- c. (1)** "Bodily injury" or "property damage" arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":
 - (a)** That are, or are contained in any property that is:
 - 1)** Being transported or towed by, handled or prepared for placement into or upon, or taken from the "auto";
 - 2)** Otherwise in the course of transit by you or on your behalf; or
 - 3)** Being disposed of, stored, treated or processed into or upon the "auto";
 - (b)** Before such "pollutants" or property containing "pollutants" are moved from the place they are accepted by you or anyone acting on your behalf for placement into or onto the "auto"; or
 - (c)** After such "pollutants" or property containing "pollutants" are removed from the "auto" to where they are delivered, disposed of or abandoned by you or anyone acting on your behalf.

Paragraph **c.(1)(a)** does not apply to "pollutants" that are needed or result from the normal mechanical, electrical or hydraulic functioning of the "auto" or its parts, if the discharge, release, escape, seepage, migration or dispersal of such "pollutants" is directly from a part of the "auto" designed to hold, store, receive or dispose of such "pollutants" by the "auto" manufacturer.

Paragraphs **c.(1)(b)** and **c.(1)(c)** do not apply, if as a direct result of maintenance or use of the "auto", "pollutants" or property containing "pollutants" which are not in or upon the "auto", are upset, overturned or damaged at any premises not owned by or leased to you. The discharge, release, escape, seepage, migration or dispersal of the "pollutants" must be directly caused by such upset, overturn or damage.

- (2) Any loss, cost or expense arising out of any:
- (a) Request, demand or order that any insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of "pollutants"; or
 - (b) Claim or "suit" by or on behalf of a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of "pollutants".
- d. "Bodily injury" or "property damage" however caused, arising directly or indirectly, out of:
- (1) War, including undeclared or civil war;
 - (2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or
 - (3) Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.
- e. "Bodily injury" or "property damage" for which the insured is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages:
- (1) Assumed in a contract or agreement that is an "insured contract", provided the "bodily injury" or "property damage" occurs subsequent to the execution of the contract or agreement. However, if the insurance under this policy does not apply to the liability of the insured, it also does not apply to such liability assumed by the insured under an "insured contract".
 - (2) That the insured would have in the absence of the contract or agreement.
- f. "Property damage" to:
- (1) Property owned or being transported by, or rented or loaned to any insured; or
 - (2) Property in the care, custody or control of any insured other than "property damage" to

a residence or a private garage by a private passenger "auto" covered by this coverage.

- g. (1) "Bodily injury" to:
- (a) An "employee" of the insured arising out of and in the course of employment by the insured; or
 - (b) The spouse, child, parent, brother or sister of that "employee" as a consequence of Paragraph **g.(1)(a)**.
- (2) This exclusion applies:
- (a) Whether the insured may be liable as an employer or in any other capacity; and
 - (b) To any obligation to share damages with or repay someone else who must pay damages because of the injury.
- (3) This exclusion does not apply to:
- (a) Liability assumed by the insured under an "insured contract".
 - (b) "Bodily injury" to any "employee" of the insured arising out of and in the course of his or her domestic employment by the insured unless benefits for such injury are in whole or in part either payable or required to be provided under any workers compensation law.

Who Is An Insured

With respect to only this coverage, **SECTION II - WHO IS AN INSURED** is deleted and replaced by the following provision.

SECTION II - WHO IS AN INSURED

- a. Each of the following is an insured with respect to this coverage.
- (1) You.
 - (2) Your partners if you are designated in the Declarations as a partnership or a joint venture.
 - (3) Your members if you are designated in the Declarations as a limited liability company.
 - (4) Your "executive officers" if you are designated in the Declarations as an organization other than a partnership, joint venture or limited liability company.
 - (5) Any person using the "auto" and any person or organization legally responsible for the use of an "auto" not owned by such person or organization, provided the actual use is with your permission.
- b. None of the following is an insured:
- (1) Any person engaged in the business of his or her employer with respect to "bodily injury" to any co-"employee" of such person injured in the course of employment.
 - (2) Any person using the "auto" and any person other than you, legally responsible for its use with respect to an "auto" owned or registered in the name of:

- (a) Such person; or
 - (b) Any partner or "executive officer" of yours or a member of his or her household; or
 - (c) Any "employee" or agent of yours who is granted an operating allowance of any sort for the use of such "auto".
- (3) Any person while employed in or otherwise engaged in duties in connection with an "auto business", other than an "auto business" you operate.
- (4) The owner or lessee (of whom you are a sub-lessee) of a hired "auto" or the owner of an "auto" you do not own or which is not registered in your name which is used in your business or any agent or employee of any such owner or lessee.
- (5) Any person or organization with respect to the conduct of any current or past partnership or joint venture that is not shown as a Named Insured in the Declarations.

Additional Definitions

The following definition applies to only this coverage. "Auto business" means the business or occupation of selling, repairing, servicing, storing or parking "autos".

Limits of Insurance

With respect to only this coverage, **SECTION III - LIMITS OF INSURANCE** is deleted and replaced by the following provision.

SECTION III - LIMITS OF INSURANCE

- a. The Limits of Insurance shown in the Declarations and the rules below fix the most we will pay regardless of the number of:
 - (1) Insureds;
 - (2) Claims made or "suits" brought; or
 - (3) Persons or organizations making claims or bringing "suits".
- b. We will pay damages for "bodily injury" or "property damage" up to the limits of liability shown in the Declarations for this coverage. Such damages shall be paid as follows:
 - (1) When Hired Auto and Non-Owned Auto Each Occurrence Limit is shown in the Declarations, such limit is the total amount of coverage and the most we will pay for all damages because of or arising out of all "bodily injury" and "property damage" in any one "occurrence".
 - (2) When Bodily Injury Hired Auto and Non-Owned Auto Each Occurrence Limit and Property Damage Hired Auto and Non-Owned Auto Each Occurrence Limit are shown in the Declarations:

- (a) The limit shown for Bodily Injury Hired Auto and Non-Owned Auto Each Occurrence is the total amount of coverage and the most we will pay for all damages because of or arising out of all "bodily injury" in any one "occurrence".
- (b) The limit shown for Property Damage Hired Auto and Non-Owned Auto Each Occurrence is the total amount of coverage and the most we will pay for all damages because of or arising out of all "property damage" in any one "occurrence".

3. BROADENED SUPPLEMENTARY PAYMENTS SUPPLEMENTARY PAYMENTS - COVERAGES A AND B, Paragraph 1.d. is amended.

The amount we will pay for the actual loss of earnings is increased from \$250 per day to \$400 per day.

4. ADDITIONAL PRODUCTS-COMPLETED OPERATIONS AGGREGATE LIMIT

If the endorsement, EXCLUSION - PRODUCTS COMPLETED OPERATIONS HAZARD, CG 21 04, is not attached to this policy, then the following provision is added to **SECTION III - LIMITS OF INSURANCE**.

Commencing with the effective date of this policy, we will provide one additional Products-Completed Operations Aggregate Limit, for each annual period, equal to the amount of the Products-Completed Operations Aggregate Limit shown in the Declarations. The maximum Products-Completed Operations Aggregate Limit for any annual period will be no more than two times the original Products-Completed Operations Aggregate Limit.

5. PERSONAL INJURY EXTENSION

- a. If the endorsement EXCLUSION - PERSONAL AND ADVERTISING INJURY, CG 21 38, is attached to this policy, then this provision, **5. PERSONAL INJURY EXTENSION**, does not apply.
- b. If the endorsement EXCLUSION - PERSONAL AND ADVERTISING INJURY, CG 21 38, is not attached to this policy, then under **SECTION V - DEFINITIONS, 14.** "Personal and advertising injury" is deleted and replaced by the following definition.
 - 14.** "Personal and advertising injury" means injury, including consequential "bodily injury", arising out of one or more of the following offenses:
 - a. False arrest, detention or imprisonment;
 - b. Malicious prosecution;
 - c. The wrongful eviction from, wrongful entry into, or invasion of the right of private

occupancy of a room, dwelling or premises that a person occupies, committed by or on behalf of its owner, landlord or lessor;

- d. Oral or written publication, in any manner, of material that slanders or libels a person or organization or disparages a person's or organization's goods, products or services;
- e. Oral or written publication, in any manner, of material that violates a person's right of privacy;
- f. The use of another's advertising idea in your "advertisement";
- g. Infringing upon another's copyright, trade dress or slogan in your "advertisement"; or
- h. Discrimination, humiliation, sexual harassment and any violation of civil rights caused by such discrimination, humiliation or sexual harassment.

6. BROADENED KNOWLEDGE OF OCCURRENCE SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS, 2. Duties In The Event Of Occurrence, Offense, Claim Or Suit is amended. The following condition is added.

Paragraphs **a.** and **b.** of this condition will not serve to deny any claim for failure to provide us with notice as soon as practicable after an "occurrence" or an offense which may result in a claim:

- a. If the notice of a new claim is given to your "employee"; and
- b. That "employee" fails to provide us with notice as soon as practicable.

This exception shall not apply to you or to any officer, director, partner, risk manager or insurance manager of yours.

7. DAMAGE TO PREMISES RENTED TO YOU

a. SECTION I - COVERAGES, COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions is amended.

- (1) The last paragraph is deleted and replaced by the following paragraph.
Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke or water damage to premises rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to this coverage as described in **7. DAMAGE TO PREMISES RENTED TO YOU, b. Limits of Insurance.**
- (2) The following additional exclusions apply to "property damage" arising out of water damage to premises rented to you or

temporarily occupied by you with permission of the owner.

- (a) "Property damage" to:
 - 1) The interior of the premises caused by or resulting from rain or snow, whether driven by wind or not; or
 - 2) Heating, air conditioning, plumbing or fire protection systems, or other equipment or appliances.
- (b) "Property damage" caused by or resulting from any of the following:
 - 1) Mechanical breakdown, including bursting or rupture caused by centrifugal force;
 - 2) Cracking, settling, expansion or shrinking;
 - 3) Smoke or smog;
 - 4) Birds, insects, rodents or other animals;
 - 5) Wear and tear;
 - 6) Corrosion, rust, decay, fungus, deterioration, hidden or latent defect or any quality in property that causes such property to destroy or damage itself; or
 - 7) Water that flows or leaks from any heating, air conditioning, plumbing or fire protection system caused by or resulting from freezing, unless:
 - a) You make a reasonable effort to maintain heat in the building or structure; or
 - b) You drain the equipment and shut off the water supply if the heat is not maintained.
- (c) "Property damage" caused directly or indirectly by any of the following:
 - 1) Water that backs up from a drain or sewer;
 - 2) Mud flow or mudslide;
 - 3) Volcanic eruption, explosion or effusion;
 - 4) Any earth movement, such as earthquake, landslide, mine subsidence, earth sinking, earth rising or earth shifting;
 - 5) Regardless of the cause, flood, surface water, waves, tides, tidal waves, storm surge, overflow of any body of water, or their spray, all whether wind driven or not; or
 - 6) Water under the ground surface pressing on, or seeping or flowing through:
 - a) Walls, foundations, floors or paved surfaces;

- b) Basements, whether paved or not; or
 - c) Doors, windows or other openings.
 - (d) "Property damage" for which the insured is obligated to pay as damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the insured would have in the absence of this contract or agreement.
- b. Limits of Insurance**
With respect to this coverage only, under **SECTION III - LIMITS OF INSURANCE**, Paragraph 6. is deleted and replaced by the following Paragraph.
6. The most we will pay under Coverage A for damages because of "property damage" to premises rented to you or temporarily occupied by you with permission of the owner arising out of or caused by fire, lightning, explosion, smoke and water damage is the amount shown in the Declarations under Damage to Premises Rented to You.
- c. SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS, 4. Other Insurance**, Paragraph b. is amended. The word fire is amended to include fire, lightning, explosion, smoke or water damage.
- 8. BLANKET ADDITIONAL INSURED - LESSOR OF LEASED EQUIPMENT**
- a. (1) **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any person or organization with whom you have agreed:
 - (a) In a written contract or agreement, executed prior to loss, to name as an additional insured; or
 - (b) In an oral contract or agreement, executed prior to loss, to name as an additional insured only if a Certificate of Insurance was issued prior to loss indicating that the person or organization was an additional insured.
 - (2) This provision applies only with respect to liability for:
 - (a) "Bodily injury";
 - (b) "Property damage"; or
 - (c) "Personal and advertising injury" caused in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.
 - b. With respect to the insurance afforded to an additional insured, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.
- c. The following provision is added to SECTION III - LIMITS OF INSURANCE.**
The Limits of Insurance for the additional insured are those specified in the written contract or agreement between the insured and the lessor, not to exceed the limits provided in this policy. These limits are inclusive of and not in addition to the Limits of Insurance shown in the Declarations.
- 9. BLANKET ADDITIONAL INSURED - MANAGERS OR LESSORS OF PREMISES**
- a. **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any person or organization with whom you have agreed:
 - (1) In a written contract or agreement, executed prior to loss, to name as an additional insured; or
 - (2) In an oral contract or agreement, executed prior to loss, to name as an additional insured only if a Certificate of Insurance was issued prior to loss indicating that the person or organization was an additional insured
 but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you.
 - b. This provision is subject to the following additional exclusions.
 - (1) Any "occurrence" which takes place after you cease to be a tenant in that premises.
 - (2) Structural alterations, new constructions or demolition operations performed by or on behalf of the additional insured.
 - c. The following provision is added to **SECTION III - LIMITS OF INSURANCE.**
The Limits of Insurance for the additional insured are those specified in the written contract or agreement between the insured and the manager or lessor of the premises, not to exceed the limits provided in this policy. These limits are inclusive of and not in addition to the Limits of Insurance shown in the Declarations.
- 10. NEWLY FORMED OR ACQUIRED ORGANIZATIONS**
SECTION II - WHO IS AN INSURED is amended. Paragraph 3. is deleted and replaced by the following provision.
3. Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company, 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 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier;
- 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.

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.

11. BLANKET WAIVER OF SUBROGATION

SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS is amended. The following provision is added to **8. Transfer Of Rights of Recovery Against Others To Us**.

When you have agreed to waive your right of subrogation in a written contract, executed prior to loss, with any person or organization, we waive any right to recovery we may have against such 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".

All other policy terms and conditions apply.

COMMERCIAL GENERAL LIABILITY
CG 22 64 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PESTICIDE OR HERBICIDE APPLICATOR - LIMITED POLLUTION COVERAGE

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Description Of Operations:

LAWN CARE SERVICES

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

With respect to the operations shown in the Schedule, Paragraph **(1)(d)** of Exclusion **f.** of **Section I - Coverage A - Bodily Injury And Property Damage Liability** does not apply if the operations meet all standards of any statute, ordinance, regulation or license requirement of any federal, state or local government which apply to those operations.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/22/2021

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 Arthur J. Gallagher Risk Management Services, Inc. 8 Cadillac Drive, Suite 200 Brentwood TN 37027	CONTACT NAME: JoAnn Warpool PHONE (A/C. No. Ext): 615-377-5153 E-MAIL ADDRESS: JoAnn_Warpool@ajg.com		FAX (A/C. No): 615-263-5853
	INSURER(S) AFFORDING COVERAGE		
INSURED TruGreen Limited Partnership 1790 Kirby Parkway Forum II Tower Memphis TN 38183	TRUGHOL-01	INSURER A : National Union Fire Insurance Company of Pittsburg	NAIC # 19445
		INSURER B : AIU Insurance Company	19399
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 463641999

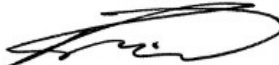
REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pest/Herb Appl <input checked="" type="checkbox"/> \$2,000,000 Ded GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:			GL5425760	1/1/2022	1/1/2023	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 3,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 20,000,000 PRODUCTS - COMP/OP AGG \$ In 20,000,000 \$
A A A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> \$2000000 Ded			CA4993205 CA4993207 CA4993206	1/1/2022 1/1/2022 1/1/2022	1/1/2023 1/1/2023 1/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B B B B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WC017515698 (AOS) WC017515701 (CA) WC017515702 (MA, WI) WC65885929 (NY)	1/1/2022 1/1/2022 1/1/2022 1/1/2022	1/1/2023 1/1/2023 1/1/2023 1/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 See Additional Remarks Schedule for additional information. Workers Compensation policies have \$2,000,000 Ded.
 Texas is not a covered state under the workers compensation policies.

CERTIFICATE HOLDER**CANCELLATION**

TruGreen Limited Partnership 1790 Kirby Pkwy Memphis TN 38138	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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ADDITIONAL REMARKS SCHEDULE

AGENCY Arthur J. Gallagher & co.	NAMED INSURED TruGreen Limited Partnership
POLICY NUMBER see certificate	EFFECTIVE DATE: 1/1/2022
CARRIER see certificate	

ADDITIONAL REMARKS

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

Additional Description of Operations / Locations / Vehicles:

Additional Information

*The Named Insured includes (but is not limited to):

TruGreen Holding corporation

TruGreen, Inc.

TruGreen companies LLC

TruGreen Limited Partnership

EG Systems, LLC

d/b/a Scotts Lawn Service

d/b/a Action Pest Control

d/b/a Ortho Pest Control

Outdoor Home Services, Inc.

3125 LAWN CARE-EDGING/MO **2022** **EXPIRES** **9/30/2023** 3125-1149625
 \$30.00 10 EMPLOYEES ;

TOTAL TAX \$30.00
 PREVIOUSLY PAID \$30.00
 TOTAL DUE \$0.00

CARMEAN KEVIN

OMEGASCAPES INC
 4954 N APOPKA VINELAND RD
 ORLANDO FL 32818

4954 N APOPKA VINELAND RD
 U - ORLANDO, 32818

PAID: \$30.00 0099-01058921 7/21/2022

Tax Collector Scott Randolph Local Business Tax Receipt Orange County, Florida

This local Business Tax Receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. **Delinquent penalty is added October 1.**

3125 LAWN CARE-EDGING/MO **2022** **EXPIRES** **9/30/2023** 3125-1149625
 \$30.00 10 EMPLOYEES ;

TOTAL TAX \$30.00
 PREVIOUSLY PAID \$30.00
 TOTAL DUE \$0.00



CARMEAN KEVIN

OMEGASCAPES INC
 4954 N APOPKA VINELAND RD
 ORLANDO FL 32818

4954 N APOPKA VINELAND RD
 U - ORLANDO, 32818

PAID: \$30.00 0099-01058921 7/21/2022

This receipt is official when validated by the Tax Collector.

Orange County Code requires this local Business Tax Receipt to be displayed conspicuously at the place of business in public view. It is subject to inspection by all duly authorized officers of the County.

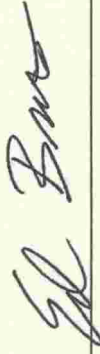


The Florida Nursery, Growers & Landscape Association
Confers on

Chris Arnold HC2 12279

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2022
Certified Since: 10/25/2019


Ed Bravo, FNGLA President


Merry Mott, FNGLA Certification Director



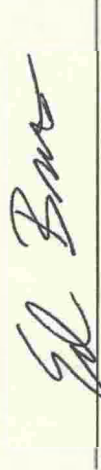
The Florida Nursery, Growers & Landscape Association
Confers on

Chris Arnold MC2 00108

The Title of

FNGLA Certified Landscape Maintenance Technician (FCLMT)

Expiration Date: 12/31/2022
Certified Since: 4/13/2013



Ed Bravo, FNGLA President



Merry Mott, FNGLA Certification Director



Certificate of Training Best Management Practices Florida Green Industries

GV20268-1

Certificate #

GV20268

Trainee ID #

The undersigned hereby acknowledges that

Chris L. Arnold

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

E. Santella

Instructor

12/13/2012

Date of Class

DEP Program Administrator

Not valid without seal

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED November 18, 2022

1. Proposer Omegascares, Inc. An Individual
[Company Name] A Limited Liability Company
 A Limited Liability Partnership
 A Partnership
 A Corporation
 A Subsidiary Corporation

2. Proposer Company Address:

Street Address 4954 N Apopka Vineland Rd

P.O. Box (if any) _____

City Orlando State FL Zip Code 32818

Telephone 407-930-6010 Fax no. _____

1st Contact Name Chris Arnold Title Operations Manager

2nd Contact Name Shane Bradley Title Senior Account Manager

3. Parent Company Name (if applicable) _____

4. Parent 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 Proposer's office which would perform LSPCDD work.

Street Address 4954 N Apopka Vineland Rd

P.O. Box (if any) _____

City Orlando State FL Zip Code 32818

Telephone 407-930-6010 Fax no. _____

1st Contact Name Chris Arnold Title Operations Manager

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

yes (X) (Proceed to Question 6.1) no () (Proceed to Question 6.2)

- 6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? yes (X) no ()

If no, please explain

Date incorporated 5/29/2015 Charter No. _____

- 6.2 If no, provide the following:

The State in which Proposer is incorporated? _____

Is the Company in good standing with that State? yes () no ()

If no, please explain

Date incorporated _____ Charter No. _____

Is the applicant registered with the State of Florida? yes () no ()

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes () (Proceed to Question 7.1) No () (Proceed to Question 7.2)

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes () no ()

If no, please explain

Is the Proposer in good standing with the State of Florida? yes () no ()

If no, please explain

Date Proposer was organized: _____

7.2 If no, provide the following:

The State in which Proposer is organized: _____

Is the Proposer in good standing with that State? yes () no ()

If no, please explain _____

Date Proposer was organized: _____

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes () no () If no, please explain _____

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract? yes (X) no ()

8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (attach additional sheets if necessary):

Type of registration _____

License No _____ Expiration Date _____

Qualifying individual _____ Title _____

List company(s) currently qualified under this license _____

8.2 Does the Proposer hold any registrations or licenses with Orange County applicable to the contract? yes () no ()

If yes, please list and provide a photocopy of each listed license or registration:

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

(2018) \$1,176,772 _____, (2019) \$2,450,000 _____, (2020) \$2,000,000 _____.

10. List the Proposer's Orange County area annual dollar value of work completed for the most current year \$2,750,000.

11. Does your company propose to subcontract any of the required work?
yes (X) no ()

If yes, please explain

Pest control and fertilization, palm trimming, mulch install

10. What is the total number of personnel servicing the Orange County area? 47.

11. What is the total number of trucks servicing the Orange County area? 18.

12. Does your company have a certified arborist on staff? yes (X) no ()

13. Does your company employ formal training and certification procedures for employees?

yes (X) no ()

If yes, briefly explain

Ongoing safety and operations training

17. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance)

General Liability \$ 2,000,000

Automobile Liability \$ 1,000,000

Workers Compensation \$ 1,000,000

Expiration Date _____

18. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes () no (X)

If yes, please describe each violation, fine, and resolution _____

18.1 What is the Proposer's current worker compensation rating? 1.08

18.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?

yes () no (X)

If yes, please describe each incident _____

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Narcoossee Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Omegascares, Inc. By: W. Derek Ryan
Name of Proposer
This 18th day of November, 2022 By: Will D Ryan

(Apply Corporate Seal, if filing as a corporation)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 18th day of November, 2022, by William D. Ryan, of the OMEGASCAPES who is personally known to me or who has produced (Known) as identification and who did (did not) take an oath.



Jillian Lichner
Signature of Notary taking acknowledgment

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF _____
COUNTY OF _____

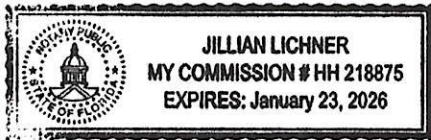
I W. Derek Ryan, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a Business Developer in the firm of Omegascares, Inc., and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 18th day of November, 2022.

Will D Ryan
Signature by authorized representative of Proposer

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 18th day of NOVEMBER, 2022, by William D. Ryan, of the OMEGASCAPES who is personally known to me or who has produced (Known) as identification and who did (did not) take an oath.



Jillian Lichner
Signature of Notary taking acknowledgment

Narcoossee Community Development District

Addendum #1

RFP 2023-100

Landscape Maintenance Services

November 14, 2022

To: All Prospective Bidders:

The following changes, additions, clarifications, and deletions amend the Bid Documents of the above captioned Project and shall become an integral part of the Contract Documents. Please note the contents herein and affix same to the documents you have on hand. Indicate on the Bid Form that this Addendum has been received.

Section 6. Pricing Form:

- The Pricing Sheet has been updated to reflect only monthly irrigation inspections. See attached.

Please sign and return by mail or fax to (407) 841-5524.

NAME OF FIRM: Omegascares, Inc.

SIGNATURE: 

DATE: Nov 18, 2022

ADDENDUM #1 – RFP #2023-100
LANDSCAPE MAINTENANCE SERVICES

Narcoossee Community Development District - Landscape Maintenance Services

Omegascapes, Inc.

TASK	NONA CREST	LA VINA	NONA PRESERVE	Totals
Turf Care				
Mowing	Annual Maintenance Cost \$ 26,886	Annual Maintenance Cost \$ 76,000	Annual Maintenance Cost \$ 30,000	Annual Maintenance Cost \$132,886
Weed/Disease Control	\$ 1,337	\$ 2,492	\$ 1,337	\$ 5,166
Fertilization	\$ 2,675	\$ 4,986	\$ 2,675	\$ 10,336
Pest Control	\$ 1,337	\$ 2,492	\$ 1,337	\$ 5,166
Subtotal	\$ 32,235	\$ 85,970	\$ 35,349	\$153,554
Shrubs/Ground Cover Care				
Pruning	Annual Maintenance Cost \$ 9,621	Annual Maintenance Cost \$ 10,120	Annual Maintenance Cost \$ 4,483	Annual Maintenance Cost \$ 24,224
Annuals (Replaced 4 Times per Year)	N/A	\$ 13,961	\$ 4,365	\$ 18,326
Weed/Disease Control	\$ 287	\$ 534	\$ 287	\$ 1,108
Fertilization	\$ 573	\$ 1,069	\$ 573	\$ 2,215
Pest Control	\$ 287	\$ 534	\$ 287	\$ 1,108
Mulching	\$ 5,000	\$ 6,220	\$ 2,920	\$ 14,140
Subtotal	\$ 15,768	\$ 32,438	\$ 12,915	\$ 61,121
Tree Care				
Pruning	Annual Maintenance Cost \$ 5,033	Annual Maintenance Cost \$ 8,519	Annual Maintenance Cost \$ 3,799	Annual Maintenance Cost \$ 17,351
Fertilization	\$ 573	\$ 1,069	\$ 573	\$ 2,215
Weed/Disease Control	\$ 287	\$ 534	\$ 287	\$ 1,108
Pest Control	\$ 287	\$ 534	\$ 287	\$ 1,108
Mulching	\$ 4,000	\$ 5,000	\$ 2,920	\$ 11,920
Subtotal	\$ 10,180	\$ 15,656	\$ 7,866	\$ 33,702
Irrigation System Monitoring				
Monthly Inspection	Annual Maintenance Cost \$ 2,693	Annual Maintenance Cost \$ 6,936	Annual Maintenance Cost \$ 3,750	Annual Maintenance Cost \$ 13,379
Subtotal				
Litter Removal				
Subtotal	Annual Maintenance Cost included	Annual Maintenance Cost included	Annual Maintenance Cost included	Annual Maintenance Cost included
Total	\$ 60,876	\$141,000	\$ 59,880	\$261,756
Cost of One Additional Mulching Service Annually				
	\$ 9,000 (170 cy)	\$ 11,220 (210 cy)	\$ 5,840 (110 cy)	\$ 26,060 (490 cy)

Notes:

- The amounts listed above are fixed fees for the time period noted. The fixed fee shall include the Contractor's profit and general overhead and all costs and expenses of any nature whatsoever (including, without limitation, trench safety, labor, equipment, materials and all taxes).
- Refer to the scope of services for the specific description and frequency of the services to be provided.
- Invoices will be submitted monthly, prorated, based on the above fees.

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

**ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS
AND PROPOSAL SIGNATURE FORM**

This Proposal for landscape maintenance services has been submitted on this 18th day of November, 2022 by Omegascaapes, Inc. [company] whose business address is 4954 N Apopka Vineland Rd, Orlando, FL 32818, telephone number is 407-930-6010, and fax number is _____.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Narcoossee Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. 1 dated Nov 14th, 2022

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

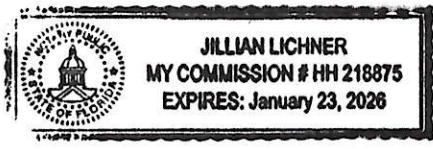
Omegascares, Inc. By: W. Derek Ryan
Name of Proposer

This 18th day of November, 2021 By: Will D Ryan

(Apply Corporate Seal, if filing as a corporation)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 18th day of November 2022, by William D. Ryan, of the Omegascares who is personally known to me or who has produced (Known) as identification and who did (did not) take an oath.



Jillian Lichner
Signature of Notary taking acknowledgment



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
OMEGASCAPES, INC.

Filing Information

Document Number	P15000047715
FEI/EIN Number	47-4138224
Date Filed	05/29/2015
Effective Date	05/28/2015
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/16/2022
Event Effective Date	NONE

Principal Address

4954 N. Apopka Vineland Road
Orlando, FL 32818

Changed: 01/24/2019

Mailing Address

4954 N. Apopka Vineland Road
Orlando, FL 32818

Changed: 01/24/2019

Registered Agent Name & Address

CARMEAN, KEVIN
4954 N. Apopka Vineland Road
Orlando, FL 32818

Address Changed: 01/24/2019

Officer/Director Detail

Name & Address

Title P

CARMEAN, KEVIN
4954 N. Apopka Vineland Road
Orlando, FL 32818

Title VP

BERRYMAN, JARED
4954 N AOPKA VINELAND RD
ORLANDO, FL 32818

Title MGR

MONSANTO, FABROMIYA
4954 N AOPKA VINELAND RD
ORLANDO, FL 32818

Annual Reports

Report Year	Filed Date
2020	02/24/2020
2021	01/13/2021
2022	02/07/2022

Document Images

06/16/2022 -- Amendment	View image in PDF format
02/07/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- Amendment	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
02/24/2020 -- ANNUAL REPORT	View image in PDF format
01/24/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/06/2017 -- ANNUAL REPORT	View image in PDF format
05/03/2016 -- ANNUAL REPORT	View image in PDF format
05/29/2015 -- Domestic Profit	View image in PDF format

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: OmegaScapes, Inc.

DATE: 11/18/2022

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPDNISIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Chris Arnold	Ops Mgr	Oversee all Ops	Orlando	25% 1day	19	26
Shane Bradly	Acct Mgr	Daily crew site ops	Orlando	25% 1day	13	24
Jared Berryman	VP Ops	Support Ops Mgr	Orlando	10% 0 day	4	20
Derek Ryan	Bus Developer	Sales, Support	Orlando	5% 0 day	10	20
Jill Lichner	Office Mgr	Accounting, Support	Orlando	5% 0 day	6	12

EXPERIENCE

Project Name/Location: Storey Park CDD/Storey Park HOA/Orange County

Contact: Alan Scheerer Contact Phone: (407) 398-2890

Project Type/Description: Roadways/Common Area Maintenance/HOA

Dollar Amount of Contract: Both CDD/HOA totaling \$584,740

Scope of Services for Project: General Landscape Maintenance, Irrigation, ChemFert

Trash pickup

Dates Serviced: 2020- Present

Project Name/Location: OBT Development District/ Orange County

Contact: Vanessa Pinkney Contact Phone: (407) 855-1705 ext. 105

Project Type/Description: Roadways and Common Area Maintenance

Dollar Amount of Contract: \$300,000

Scope of Services for Project: General Landscape Maintenance, Irrigation, ChemFert

Trash pickup

Dates Serviced: 2015- Present

Project Name/Location: Lennar North & South / Crlando Division

Contact: May Afroze Contact Phone: (407) 645-6550

Project Type/Description: Builder/Commercial

Dollar Amount of Contract: It fluctuates \$350,000+

How was the project similar to this project? Same level of detailed landscape maintenance services.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

We have a dedicated team that services over 16+ communities of all the models and spec homes across Central Florida including

Storey Park. Which include Landscape Maintenance, Irrigation, Chemfert, Annuals, Bermuda and Zoysia Turf Care, Palm Pruning, Mulch

List of equipment used on site: Everything needed to perform all landscape services.

List of subcontractors used: Complete Pest Management, LLC

Is this a current contract? Yes No

Duration of contract: 2019 to present

Project Name/Location: USTA / Orlando

Contact: Richard Coiro Contact Phone: (914) 223-4864

Project Type/Description: Commerical /64 acre National Collegiate Tennis Campus

Dollar Amount of Contract: \$218,661

How was the project similar to this project? Same size scope and detail of services

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Landscape Maintenance, Irrigation Maintenance, Pest and Fertilization, Bermuda Turf Care, Palm Pruning, Mulch, Landscape Enhancements

List of equipment used on site: Everything needed to perform all landscape services.

List of subcontractors used: Complete Pest Management, LLC

Is this a current contract? Yes No

Duration of contract: 2019 to present

Project Name/Location: Harbor Chase

Contact: Heather Corton Contact Phone: (407) 813-2845

Project Type/Description: Luxury Vacation Resort Senior Living Facility

Dollar Amount of Contract: \$84,000

How was the project similar to this project? Same size scope and detail of services

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Landscape Maintenance, Irrigation Maintenance, Pest and Fertilization,
95,000 sf St Augustine turf, 90,000 sf shrub beds, resort level service.

List of equipment used on site: Everything needed to perform all landscape services.

List of subcontractors used: Complete Pest Management, LLC

Is this a current contract? Yes No

Duration of contract: 2019 to present

Project Name/Location: Amazon Fulfilment Center/ Lake Nona

Contact: Chad Spence Contact Phone: (407) 232-6606

Project Type/Description: Commercial / Fulfilment Center

Dollar Amount of Contract: \$104,880

How was the project similar to this project? Same size scope and detail of services

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Landscape Ground Maintenance. Irrigations, Chemfert, Palms, Mulch, Annuals, and alot of enhancement work.

List of equipment used on site: Everything needed to perform all landscape services.

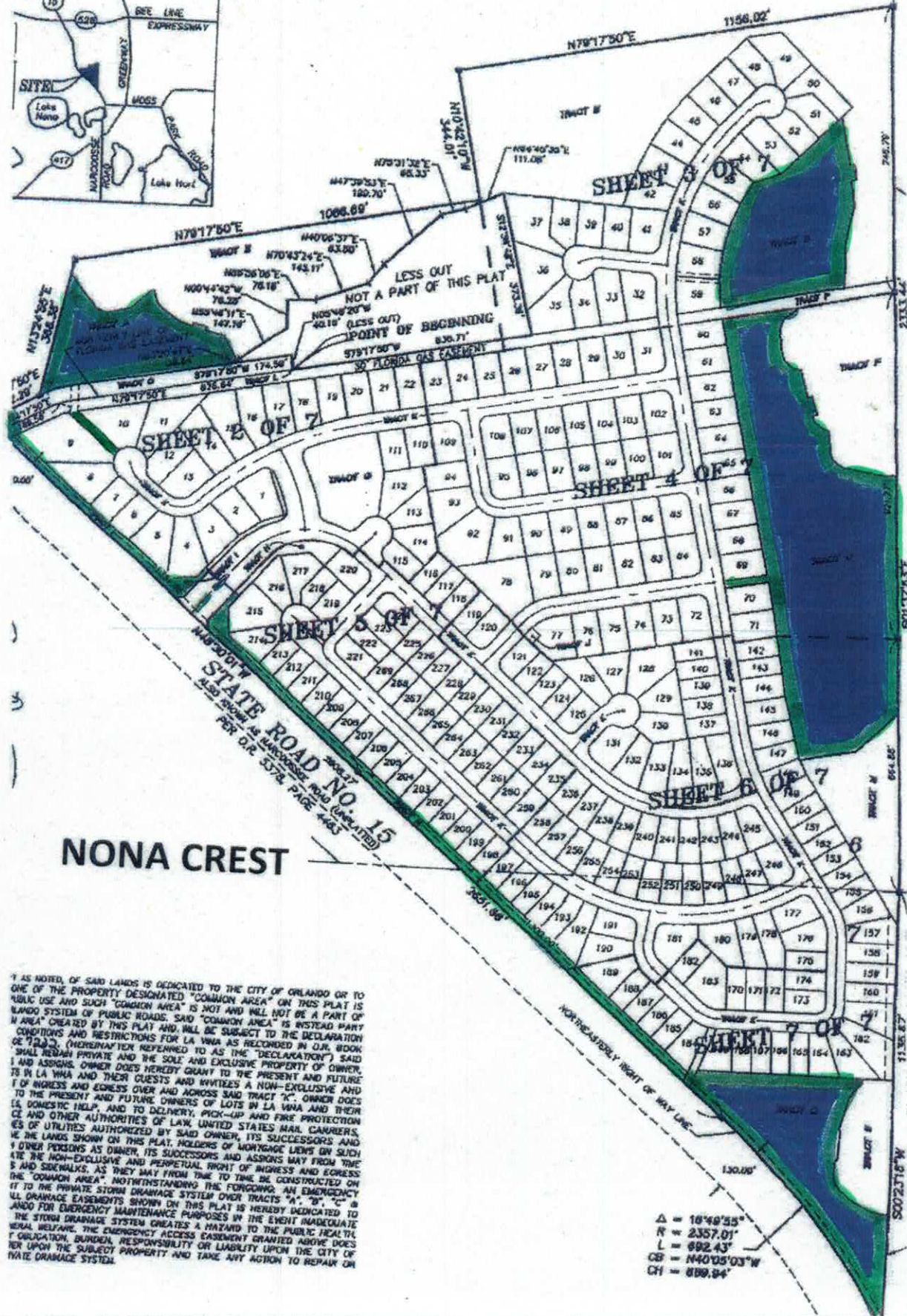
List of subcontractors used: Complete Pest Management, LLC

Is this a current contract? Yes No

Duration of contract: 2019-2021 and we are currently signing new agreement
Corporate went with Brightview nationally and now the Amazon fulfilment center in Lake Nona wants to hire Omegascapes again. LCL did original landscape and irrigation installation and we maintained for 2 years

SECTION 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

VICINITY MAP
NOT TO SCALE



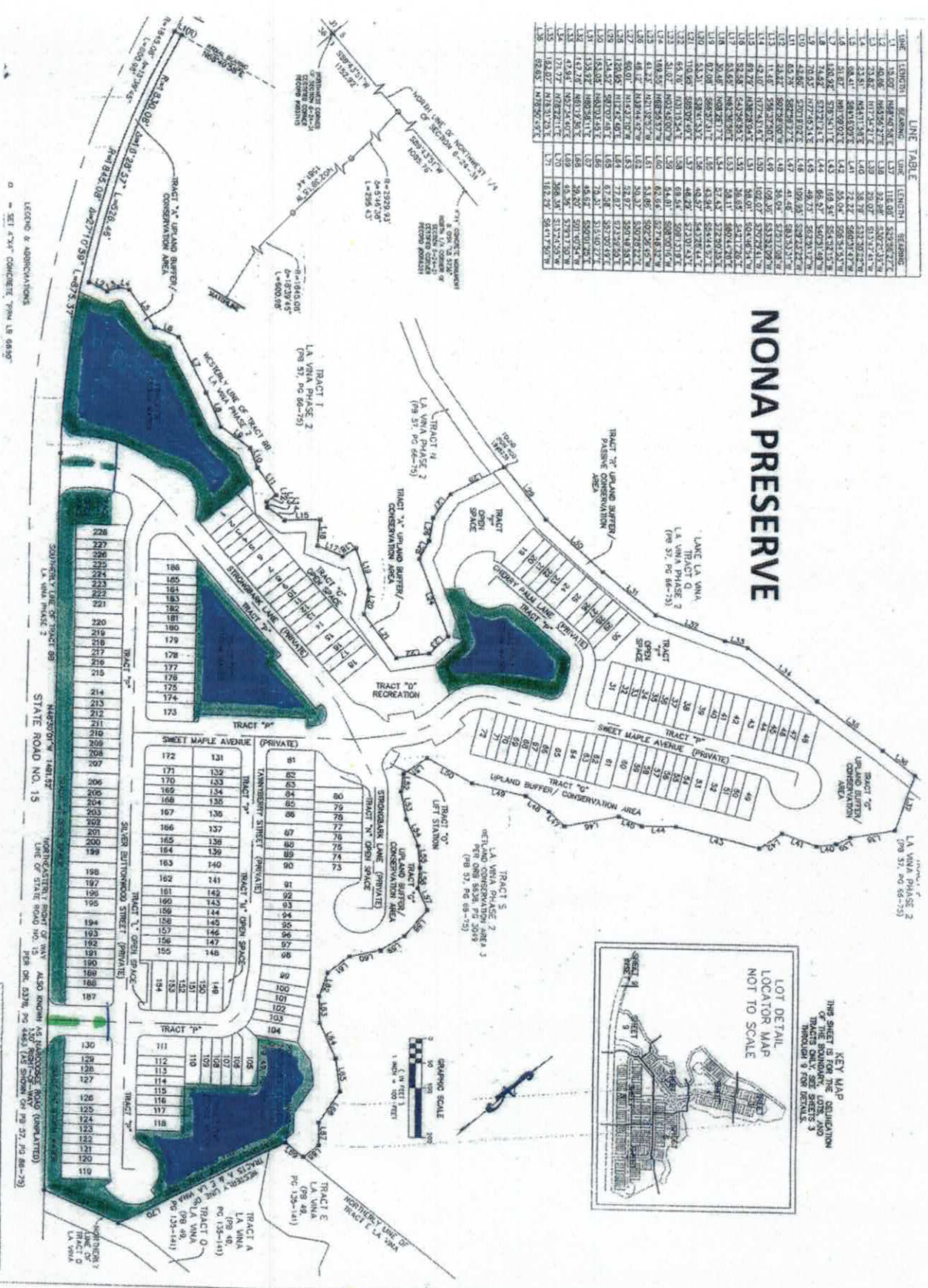
NONA CREST

IT IS NOTED, OF SAID LANDS IS DEDICATED TO THE CITY OF ORLANDO OR TO ONE OF THE PROPERTY DESIGNATED "COMMON AREA" ON THIS PLAT IS PUBLIC USE AND SUCH "COMMON AREA" IS NOT AND WILL NOT BE A PART OF LANDO SYSTEM OF PUBLIC ROADS. SAID "COMMON AREA" IS INSTEAD MANY "AREA" CREATED BY THIS PLAT AND, WILL BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR LA VNA AS RECORDED IN OUR BOOK 120-2, (HEREINAFTER REFERRED TO AS THE "DECLARATION") SAID "DECLARATION" PRIVATE AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, I AND ASSIGNS. OWNER DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS IN LA VNA AND THEIR GUESTS AND INVITEES A NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID TRACT "C". OWNER DOES NOT GRANT TO THE PRESENT AND FUTURE OWNERS OF SAID TRACT "C" AND THEIR ASSIGNS, AND TO DELIVERY, PICK-UP AND FIRE PROTECTION SERVICES AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL, CARRIERS, AND OTHER SERVICES AUTHORIZED BY SAID OWNER, ITS SUCCESSORS AND ASSIGNS. THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENS BY SUCH AS THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID TRACT "C", AS THEY MAY FROM TIME TO TIME BE CONSTRUCTED ON THE "COMMON AREA", NOTWITHSTANDING THE FORDING: AN EMERGENCY TO THE PRIVATE STORM DRAINAGE SYSTEM OVER TRACTS "A", "B", "C" AND "D" AND FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND WELFARE, THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE STORM DRAINAGE SYSTEM.

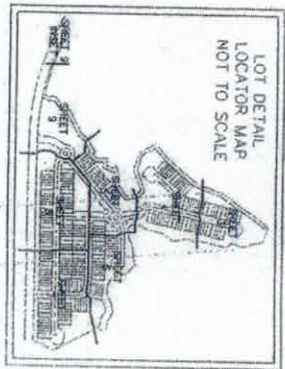
$\Delta = 18^{\circ}49'55''$
 $R = 2357.01'$
 $L = 892.43'$
 $CB = N40^{\circ}03'03''W$
 $CH = 889.84'$

LINE	LENGTH	BEARING
L1	18.02	N89°00'00"E
L2	23.82	N10°00'00"E
L3	23.82	N10°00'00"E
L4	23.82	N10°00'00"E
L5	23.82	N10°00'00"E
L6	23.82	N10°00'00"E
L7	23.82	N10°00'00"E
L8	23.82	N10°00'00"E
L9	23.82	N10°00'00"E
L10	23.82	N10°00'00"E
L11	23.82	N10°00'00"E
L12	23.82	N10°00'00"E
L13	23.82	N10°00'00"E
L14	23.82	N10°00'00"E
L15	23.82	N10°00'00"E
L16	23.82	N10°00'00"E
L17	23.82	N10°00'00"E
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L20	23.82	N10°00'00"E
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L96	23.82	N10°00'00"E
L97	23.82	N10°00'00"E
L98	23.82	N10°00'00"E
L99	23.82	N10°00'00"E
L100	23.82	N10°00'00"E

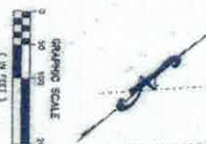
NONA PRESERVE



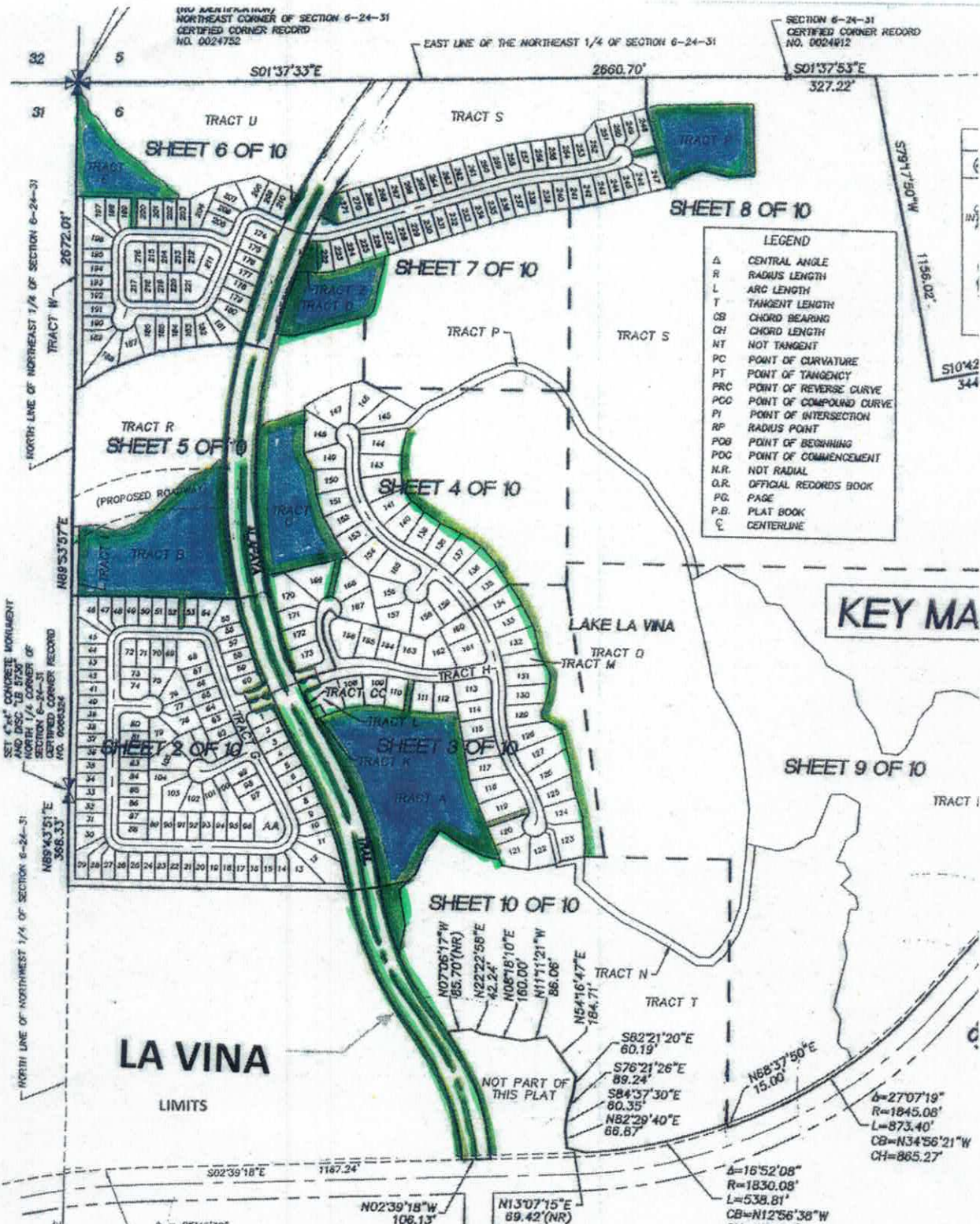
LEGEND & ABBREVIATIONS
 □ = SET 4"x4" CONCRETE TYPICAL 66x95



KEY MAP
 THIS SHEET IS FOR THE DELINEATION
 OF PLOTS, EASEMENTS, CORNERS,
 AND THROUGHS FOR DETAILS



ALSO KNOWN AS PARADISE ROAD (UNAPPROVED)



1994 SURVEY
NORTHEAST CORNER OF SECTION 6-24-31
CERTIFIED CORNER RECORD
NO. 0024752

SECTION 6-24-31
CERTIFIED CORNER RECORD
NO. 0024812

LEGEND

- Δ CENTRAL ANGLE
- R RADIUS LENGTH
- L ARC LENGTH
- T TANGENT LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH
- NT NOT TANGENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- RP RADIUS POINT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- N.R. NOT RADIAL
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- P.B. PLAT BOOK
- C CENTERLINE

KEY MAP

NORTH LINE OF NORTHEAST 1/4 OF SECTION 6-24-31

SET 4"x4" CONCRETE MONUMENT AND DISC 1/2" DIA. NORTH 1/4 CORNER OF SECTION 6-24-31 CERTIFIED CORNER RECORD NO. 0006324

NORTH LINE OF NORTHWEST 1/4 OF SECTION 6-24-31

31

6

Δ = 05°46'38"
R = 2929.93'
L = 295.43'
CB = N05°32'37"W
CH = 295.51'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: DEVELOPMENT ON THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 58, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY.

COMMON AREA:

NO PART EXCEPT AS NOTED, OF SAID LANDS IS DEDICATED PUBLIC. NONE OF THE PROPERTY DESIGNATED "COMMON AREA" OR SUCH "COMMON AREA" IS NOT ORLANDO SYSTEM OF PUBLIC ROADS. SAID "COMMON AREA" CREATED BY THIS PLAT AS TRACTS "G" & "I" COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOOK 745R, PAGE 2791, & DATA AT LA VINA AS

S82°21'20"E
60.19'
S76°21'26"E
89.24'
S84°37'30"E
60.35'
N82°29'40"E
68.67'

Δ = 16°52'08"
R = 1830.08'
L = 538.81'
CB = N12°56'38"W
CH = 536.87'

Δ = 27°07'19"
R = 1845.08'
L = 873.40'
CB = N34°56'21"W
CH = 865.27'

NOT PART OF THIS PLAT

N07°06'17"W
85.70'(NR)
N22°22'58"E
42.24'
N06°18'10"E
160.00'
N11°11'21"W
86.06'

N02°39'18"W
106.13'

N13°07'15"E
69.42'(NR)

S02°39'18"E
1167.24'

N89°43'51"E
1152.82'

N89°53'57"E

TRACT W
2672.01'

M.D.E. ANGUS
1156.02'

S104°2'344

LA VINA
LIMITS

LAKE LA VINA

SHEET 9 OF 10

SHEET 10 OF 10

SHEET 4 OF 10

SHEET 7 OF 10

SHEET 6 OF 10

SHEET 8 OF 10

SHEET 5 OF 10

SHEET 2 OF 10

SHEET 3 OF 10

TRACT U

TRACT S

TRACT R

TRACT P

TRACT B

TRACT D

TRACT A

TRACT H

TRACT C

TRACT K

TRACT G

TRACT L

TRACT F

TRACT J

TRACT E

TRACT I

TRACT V

TRACT T

TRACT Q

TRACT N

TRACT M

TRACT O

TRACT X

TRACT Y

TRACT Z

TRACT W

Omegascapes, Inc. Current Client References and Contact Info

1) Kevin Karczewski, USTA National Campus

Kevin.karczewski@usta.com

10000 USTA Blvd

Orlando, FL 32827

Office 407-984-4530

Cell 407-922-6801

2) Alan Scheerer Storey Park CDD, GMS Management

ascheerer@gmscfl.com

219 E Livingston St

Orlando, FL 32801

Office 407-841-5524

Cell 407-398-2890

3) John Mullins, Storey Park HOA, Icon Management

JMullins@theiconteam.com

11650 Biography Way

Orlando, FL 32832

Office 407-867-5902

Cell 689-265-7225

4) Ken Monday, Harbor Chase

Drphillipsdom@harborchase.com

7233 Della Dr

Orlando, FL 32819

Office 407-984-4530

Cell 407-271-0292

5) Abed Ereikat, Hilton Grand Vacations Club SeaWorld

abed.ereikat@hgv.com

6924 Grand Vacations Way

Orlando, FL 32821

Office 407-387-1301

Cell 407-704-0416

6) Flamingo Crossing

12840 Flamingo Crossings Blvd

Winter Garden, FL 34787

David Bolt, FaverGray

352-223-1338

DBolt@favergray.com



OMEGASCAPES

SECTION C

**Uniting partners through exceptional
landscape services**



UNITED
Land Services

Narcoossee Community Development District

Narcoossee Community Development District

**Proposal
For
Landscape & Irrigation Maintenance**

November 2022

November 18,2022

Narcoossee Community Development District
c/o Governmental Management Services

RE: Landscape Maintenance & Irrigation Proposal

Dear Jason,

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,

Jena Rodgers

Regional Sales Director

United Land Services

jrodgers@unitedlandservices.com

Table of Contents

- 1. Company history, experience and services**
- 2. Exclusive partners and references**
- 3. Management partners and projects**
- 4. Organizational Chart**
- 5. Key Management and personnel**
- 6. Narrative approach**
- 7. Development strategy**
- 8. Reporting**
- 9. Certification**
- 10. Bid Forms and affidavit**
- 11. Your investment**
- 12. Scope of services**
- 13. Agreement**



**Company History,
Experience & Services**

Company History

Field Support Office

12428 San Jose Blvd
 Jacksonville, FL 32223
 (904) 829-9255

ULS Orlando South

6386 Beth Rd
 Orlando, FL 32824

Additional Areas Served

- Montgomery, Alabama
- Central Florida
- Port St. Lucie, Florida
- Fernandina Beach, Florida
- Tampa, Florida
- Metro Jacksonville



Total Number of Employees

400+

Our History

How It All Started

The Company was founded by Bob Blandford 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 400 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.



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 & Entrances

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

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.

Exclusive Partnership

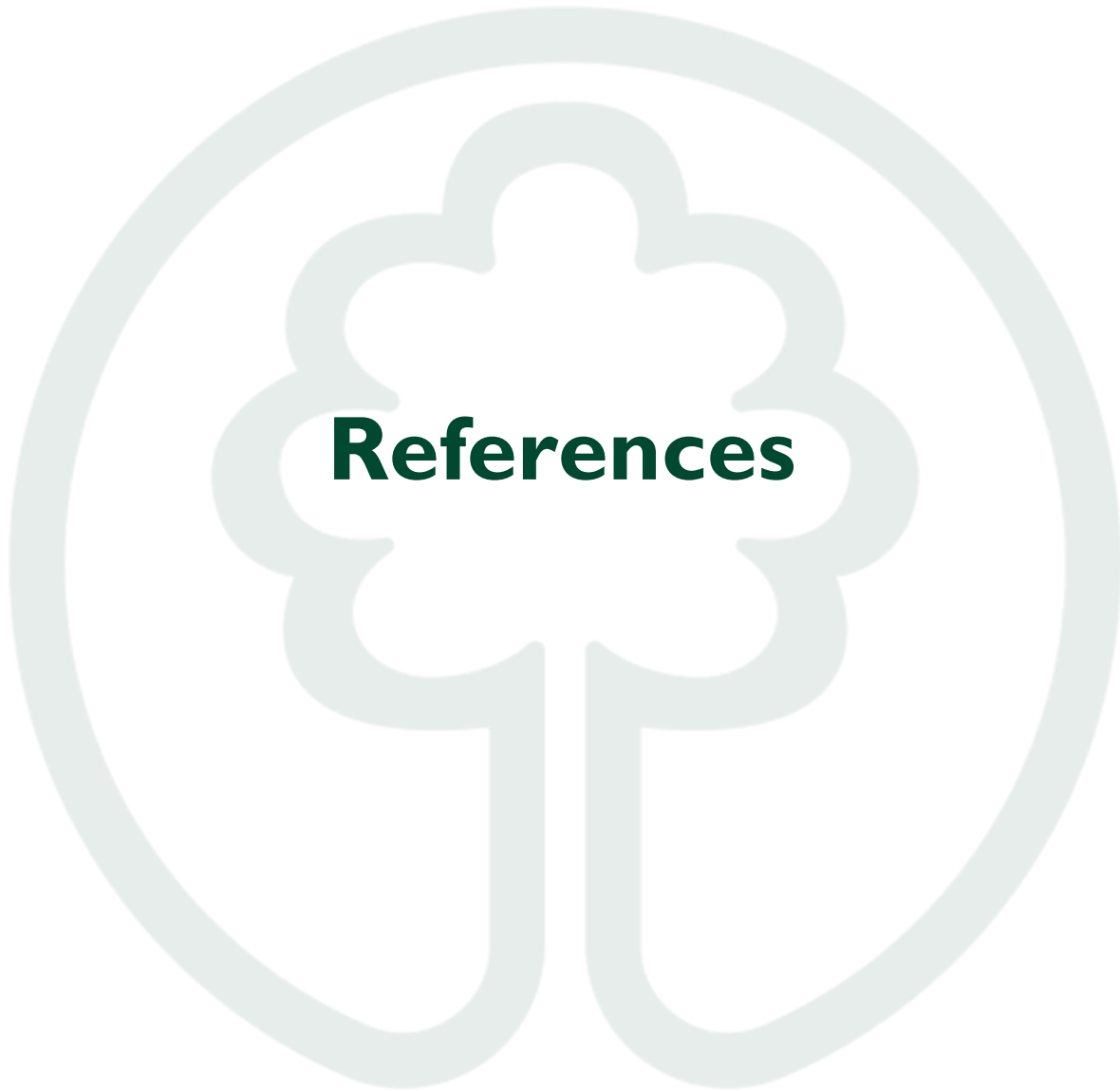
Heathrow Master Association



Exclusive Partnership

Tohoqua





United Land Services References

Property: Devon Green

Name: Janice Buczowski—HOA President

Contact : 407.333.4440

Email: janicebucz@aol.com

Address: 473 Devon Place Heathrow, Fl 32746

Service: Maintenance free community consisting of 88 homes servicing the landscape maintenance, irrigation and agronomics.



Property: Sullivan Ranch

Name: Kristi Chatburn– CAM

Contact : kchatburn@accessdifference.com

Address: Sullivan Ranch Blvd Mount Dora, Florida 32757

Service: Full service landscape maintenance on common areas and 100 single family homes.



Property: The Enclave at Moss Park

Name: Pat Burroughs– Board Members

Email: pat.burroughs@cru.org

Address: 11114 Great Commission Way Orlando, Fl 32832

Service: Landscape maintenance and irrigation for all common areas and townhomes for the community



Property: Tahoqua CDD

Name: Alan Sherer– Field Manager

Contact : 407-398-2890

Address: 1706 Flourish Ave, Kissimmee, FL 34744

Service: Landscape installation and reoccurring landscape maintenance for common area.



Property: Harmony West CDD and HOA

Name: Bill Fife

Contact : 407-784-8327

Email: williamfife@forestar.com

Address: 6756 Alder Rd, St Cloud, FL 34773

Service: Servicing the landscape maintenance and irrigation for the CDD and HOA Clubhouse.

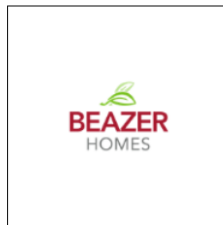
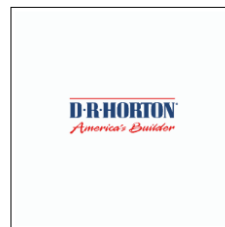


Name: Lauren Wheeler

Company: Access Management

Contact : lwheeler@accessdifference.com

Service: Landscape maintenance for homeowners associations in Central Florida





**Maintenance
Partners & Projects**

Property Name	Yearly
WaWa Corporate Account	\$ 1,216,000.00
7-Eleven, Inc Corporate Account	\$ 952,000.00
CVS Corporate Account	\$ 700,000.00
Heathrow	\$ 549,000.00
WEST HAVEN COMMON	\$ 204,000.00
Alaqua POA	\$ 195,000.00
RedTail HOA	\$ 184,000.00
Commercial - Leland Management - Fox Ridge	\$ 176,000.00
Tohoqua	\$ 168,000.00
ENCLAVE TOWNHOME	\$ 167,000.00
Harmony West CDD	\$ 160,000.00
Steeple Chase HOA	\$ 143,000.00
ENCLAVE COMMON	\$ 134,000.00
WEST HAVEN HOMES - SHIRE	\$ 120,000.00
WEST HAVEN HOMES - SANCTUARY	\$ 117,000.00
Builders - Mattamy Homes - Wildlight - Ending in May - I	\$ 109,000.00
WEST HAVEN HOMES - HAMLET	\$ 108,000.00
Lakewood Ranch Stewardship District	\$ 106,000.00
Commercial - Alsop - Silverleaf Meadow Ridge	\$ 105,000.00
Builders - Richmond American Homes - Elm Creek Entry	\$ 89,000.00
Commercial - Kessler Creative - FSO - 12276 San Jose Building	\$ 88,000.00
Devon Green	\$ 88,000.00
Commercial - Buccaneer Landscape - 7/11 - Palatka	\$ 86,000.00
Residences at Dellagio	\$ 86,000.00
Builders - Mattamy Homes - Rivertown Model Park & W	\$ 85,000.00
Lake Forest Apartments	\$ 83,000.00
CORAL CAY	\$ 82,000.00
Commercial - Jax Offices Condominium Association - FSO - 12	\$ 81,000.00
SILVER PARK	\$ 78,000.00
Commercial - Sovereign and Jacobs - Pinewood Place	\$ 75,000.00
OmegaScapes, Inc	\$ 75,000.00
Commercial - Sovereign and Jacobs - Hudson Grove Entry, Co	\$ 75,000.00
Commercial - Alsop - Sandler Lakes HOA	\$ 73,000.00
Bainbridge Phase I A	\$ 73,000.00
Aurora Apartments	\$ 72,000.00
Morgan Corp	\$ 70,000.00
Commercial - Evergreen Lifestyles Management - Annie's Walk	\$ 68,000.00

Winter Green 1527	\$	68,000.00
Townhome buildings	\$	68,000.00
American Landmark- Amira	\$	67,000.00
DDRTC Cypress Trace LLC	\$	66,000.00
Morguard	\$	66,000.00
Neighborhood G HOA Inc	\$	64,000.00
CAMDEN	\$	64,000.00
Builders - Lennar - Stillwater Model and PL	\$	64,000.00
Northgreen at Carrollwood	\$	63,000.00
Commercial - Sovereign and Jacobs - Wells Creek Entry, Com	\$	62,000.00
American Landmark- Fairways at Feather Sound	\$	60,000.00
Commercial - Alsop - Silverleaf - Parcel 17	\$	60,000.00
Woodbridge Lakes	\$	58,000.00
STONEWOOD CROSSING	\$	58,000.00
Winter Green 1700	\$	58,000.00
Commercial - First Coast Diesel Performance: Justin Gordon	\$	58,000.00
Placido Bayou Community Association	\$	57,000.00
phase 1 (60 doors x \$55)	\$	57,000.00
Commercial - Sovereign and Jacobs - Grand Creek South	\$	57,000.00
Commercial - BCM Services, INC. - Palm Island HOA	\$	57,000.00
Cyrils Roadway Ph I	\$	55,000.00
Seminole Toyota	\$	55,000.00
phase 2 (Get count)	\$	54,000.00
Neighborhood E HOA Inc	\$	53,000.00
American LandmarkThe EnV	\$	53,000.00
WEST HAVEN HOMES - DALES	\$	53,000.00
Commercial - Alsop - Silverleaf Master's Association - Amenity	\$	52,000.00
Commercial - Ozark Bank Mandarin	\$	52,000.00
WEST HAVEN HOMES - ABBEY	\$	51,000.00
American LandmarkThe LUXE @ 1820	\$	50,000.00
WEST HAVEN HOMES - MANOR	\$	50,000.00
Commercial - Governors Point Yacht - Governors Point Yacht	\$	49,000.00
American Landmark- Siene	\$	49,000.00
Commercial - Leland Management - Arbors of Valencia	\$	48,000.00
Morguard Monterra LLCSolano of Monterro	\$	47,000.00
American Landmark - The Pearl	\$	47,000.00
Tohoqua E. Cross Prairie Pkw	\$	47,000.00
STRATFORD POINTE	\$	45,000.00
Enders Place	\$	45,000.00

American Landmark- Cielo Boca Raton	\$	44,000.00
Harmony West HOA	\$	43,000.00
Stone Creek	\$	42,000.00
Stone Creek HOA	\$	42,000.00
Parkside at Cherry Lake	\$	42,000.00
Buckingham Estates	\$	42,000.00
Woodlakes 2	\$	41,000.00
ShopCore Properties- Nature Coast Commons	\$	40,000.00
Heathrow Woods Homeowners Assoc	\$	40,000.00
The Granite	\$	40,000.00
Commercial - Florida Home Store Office	\$	40,000.00
Walk Townhomes	\$	40,000.00
HAINES RIDGE	\$	40,000.00
ShopCore Properties- The Forum	\$	39,000.00
Commercial - Sovereign and Jacobs - Harbor Dunes	\$	39,000.00
Redtail Golf Clubhouse	\$	39,000.00
Veere Apartments	\$	39,000.00
Calirosa	\$	38,000.00
Carrollwood Village Fairway	\$	37,000.00
Commercial - Sovereign and Jacobs - Barrington Cove	\$	37,000.00
Morguard	\$	37,000.00
Marbeya Club	\$	35,000.00
Commercial - Alsop - Mission Trace	\$	35,000.00
MCCORMICK RESERVE	\$	35,000.00
EAGLE BAY MASTER	\$	34,000.00
WestEnd Apartments	\$	33,000.00
LIBERTY SQUARE	\$	33,000.00
RiverCrest HOA	\$	33,000.00
Commercial - Alsop - Silverleaf Holly Forest – Commons	\$	33,000.00
Seminole Chevrolet	\$	33,000.00
Northdale	\$	33,000.00
Tohoqua phase 2	\$	31,000.00
Walter Crossing	\$	30,000.00
Morguard Monterra LLC- Emerald Lake	\$	30,000.00
The Drake Apartments	\$	30,000.00
Commercial - Suncoast Property Management - Westlake at Sc	\$	29,000.00
Commercial - Alsop - Silverleaf Holly Forest – Townhome Doc	\$	29,000.00
Commercial - Sovereign and Jacobs - Forest Crest Entry	\$	28,000.00
RCC Cortez Plaza, LLC	\$	27,000.00
Poitrans Luminare	\$	27,000.00

Lithia Crossing	\$	27,000.00
Lakeside Church	\$	26,000.00
Centre Pointe Commons	\$	26,000.00
Digestive and Lever Center	\$	26,000.00
American Landmark- Cielo Boca Raton	\$	24,000.00
ARBOR MEADOWS	\$	24,000.00
Builders - Richmond American Homes - Verano Creek(N	\$	23,000.00
LIBERTY VILLAGE	\$	22,000.00
Morguard Monterra LLC- Santorni	\$	22,000.00
Commercial - Sovereign and Jacobs - Fox Creek	\$	22,000.00
Coco Plum 3156	\$	22,000.00
Tohoqua phase 3 pond	\$	21,000.00
The Fountains	\$	21,000.00
Inspiration Maint.	\$	20,000.00
Townhome buildings	\$	20,000.00
Builders - Lennar - The Reefs @ Beachwalk	\$	20,000.00
Lester Ridge	\$	20,000.00
Kite Realty Group Management OfficeShops at Julington Creek	\$	20,000.00
Windsong Ph 2	\$	20,000.00
Builders - KB Home - Carter Landing	\$	19,000.00
Neighborhood A HOA	\$	19,000.00
Commercial - Integra River Run Apartments	\$	19,000.00
Commercial - Sovereign and Jacobs - Brookside Preserve	\$	19,000.00
DDRTC Market Place LLC	\$	19,000.00
Delaney Hotel	\$	18,000.00
Delaney Park	\$	18,000.00
SANDHILL	\$	18,000.00
Cluster Homes II Condo Assoc	\$	18,000.00
Builders - KB Home - Sandler Lakes	\$	18,000.00
Builders - Richmond American Homes - Amelia Walk	\$	18,000.00
Whiterview Village - KB Homes	\$	17,000.00
Commercial - Sovereign and Jacobs - Bartram Creek Entry, Co	\$	17,000.00
Builders - Richmond American Homes - Forest Crest	\$	17,000.00
Cracker Barrel 67	\$	17,000.00
Tailored Foam	\$	17,000.00
Commercial - Ozark Bank Jax Beach	\$	16,000.00
Builders - KB Home - Palmetto Bluff (Harbor Dunes)	\$	16,000.00
Commercial - Leland Management - Windward Ranch HOA	\$	16,000.00
CHELSEA PARK COMMON	\$	16,000.00

Cracker Barrel - Palm Coast	\$	16,000.00
Velvet Cloak Association	\$	16,000.00
for this spreadsheet)	\$	16,000.00
Builders - Richmond American Homes - Elm Creek	\$	15,000.00
Builders - Richmond American Homes - Trailmark (Old)	\$	15,000.00
Builders - Dreamfinders - Dunn's Crossing	\$	15,000.00
Commercial - Buccaneer Landscape - 7/11 - Union St.	\$	15,000.00
Builders - KB Home - Hudson grove	\$	15,000.00
Builders - KB Home - Village Park	\$	15,000.00
Builders - KB Home - Wells Creek	\$	15,000.00
Builders - Ryan Homes - Panther Creek	\$	15,000.00
Buildings (Get door count)	\$	14,000.00
Bayport Commons 4080	\$	14,000.00
Winter Springs Market Place	\$	14,000.00
Builders - Richmond American Homes - Grand Creek So	\$	14,000.00
Builders - Richmond American Homes - Greyhawk	\$	14,000.00
Builders - Richmond American Homes - Pineridge	\$	14,000.00
Builders - Richmond American Homes - Woodbridge	\$	14,000.00
Lake Gleason Reserve	\$	13,000.00
Builders - KB Home - Azalea Hills	\$	13,000.00
Builders - KB Home - Orchard Park	\$	13,000.00
L&W Supply	\$	13,000.00
Builders - Dreamfinders - Beacon Lakes	\$	13,000.00
Builders - Dree's Homes - Eagle Landing	\$	13,000.00
Builders - Dree's Homes - Grand Oaks	\$	13,000.00
Builders - KB Home - Annabelle Island	\$	13,000.00
EAGLE BAY HOME	\$	13,000.00
Commercial - Evergreen Lifestyles Management - Highland Cha	\$	12,000.00
Reflections on the Gulf	\$	12,000.00
Sunbelt Rental	\$	12,000.00
Adamo Owner,LLC	\$	12,000.00
G&IX Golden Acres LLC	\$	12,000.00
AV Florida Hotel LLC- Hampton Inn Dunedin	\$	12,000.00
Commercial - Alsop - Grey Hawk Estates	\$	12,000.00
Commercial - Sovereign and Jacobs - Greene Meadows Comm	\$	12,000.00
Commercial - Alsop - Kendall Creek HOA	\$	12,000.00
Builders - KB Home - Brookside Preserve	\$	12,000.00
Builders - KB Home - Pinewood Place	\$	12,000.00

Cracker Barrel 267	\$	12,000.00
Cracker Barrel - Ormond Beach	\$	12,000.00
Commercial - Sovereign and Jacobs - Williamstown Entry and P	\$	11,000.00
Builders - Richmond American Homes - Laurel Oaks	\$	11,000.00
Villas @ DeerRun	\$	11,000.00
SUNSET COVE	\$	11,000.00
neighborhood billings)	\$	11,000.00
Builders - Taylor Morrison - Kingsley Creek	\$	11,000.00
Commercial - Ocean Blue Apartments	\$	11,000.00
MOBILITY WORKS	\$	11,000.00
Builders - Dreamfinders - Shearwater	\$	11,000.00
Central Care 4027-4028	\$	10,000.00
Builders - KB Home - Panther Creek	\$	10,000.00
Builders - Lennar - Grand Creek North	\$	10,000.00
QUAL RIDGE	\$	10,000.00
Commercial - Aloft Group - Aloft Jacksonville Airport	\$	10,000.00
Surterra	\$	10,000.00
Surterra	\$	10,000.00
Commercial - Associa - John's Landing	\$	10,000.00
Builders - KB Home - Copper Ridge	\$	10,000.00
Builders - Richmond American Homes - Green Meadows	\$	10,000.00
Builders - Richmond American Homes - Panther Creek	\$	10,000.00
Builders - Richmond American Homes - Trailmark (New	\$	10,000.00
Builders - Richmond American Homes - Walkers Ridge	\$	10,000.00
Cypress Isles	\$	9,000.00
Builders - Dreamfinders - Holly Forest Single Family	\$	9,000.00
Amazing Explorers Winter Garden	\$	9,000.00
FIESTA KEYS	\$	9,000.00
LIBERTY VILLAGE ENTRANCE	\$	9,000.00
Chuluota Sportsman Club	\$	9,000.00
Lake View 9	\$	9,000.00
Woodside Village HOA	\$	9,000.00
Waterford Commons	\$	9,000.00
Builders - Riverside Homes - Amelia National	\$	9,000.00
Builders - Dreamfinders - Tributary	\$	8,000.00
Builders - Lennar - Tributary	\$	8,000.00
Builders - Mattamy - Old Mandarin Estates	\$	8,000.00
Tuscany Villas	\$	8,000.00

Schuller Packaging	\$	8,000.00
Builders - KB Home - Greenland Chase	\$	8,000.00
Builders - Richmond American Homes - Tributary	\$	8,000.00
Commercial - Priority Property Management - Grove Point Co	\$	8,000.00
Los Lagos	\$	8,000.00
Builders - Mastercraft Builder Group - Maderia - An	\$	8,000.00
Builders - Mastercraft Builder Group - Silverleaf Villa	\$	8,000.00
Builders - KB Home - Barrington Cove	\$	8,000.00
Builders - KB Home - Victory Crossing	\$	8,000.00
Builders - Dree's Homes - Trailmark	\$	8,000.00
Sander Ent. (Jason Sander)	\$	7,000.00
Lakeview Village 13	\$	7,000.00
Waterford Cove	\$	7,000.00
Commercial - Alsop - Silverleaf Master's Association - Roadway	\$	7,000.00
Miller's Cove	\$	7,000.00
Commercial - Duke Properties - FSO - 12276 San Jose Building	\$	7,000.00
Server Tech Solutions	\$	7,000.00
G&IX Golden Acres LLC	\$	7,000.00
Builders - Taylor Morrison - The Cove at Beach Walk	\$	6,000.00
Builders - Dreamfinders - Antigua	\$	6,000.00
FIS Outdoor	\$	6,000.00
Builders - Lennar - Dorado @ Beachwalk	\$	6,000.00
Builders - Lennar - Greyhawk	\$	6,000.00
Builders - Lennar - Hidden Oaks	\$	6,000.00
Builders - Lennar - Highland Chase	\$	6,000.00
Builders - Lennar - Longleaf	\$	6,000.00
Builders - Lennar - Mill Creek East	\$	6,000.00
Builders - Lennar - Osprey Landing	\$	6,000.00
Commercial - Alsop - Verano Creek (also called North Creek)	\$	6,000.00
Builders - Dreamfinders - Holly Forest Townhomes	\$	6,000.00
Crosswater -	\$	6,000.00
Sheoah Highlands II	\$	6,000.00
Amazing Explorers Lk Nona	\$	6,000.00
Real Street	\$	6,000.00
Amberwood HOA	\$	6,000.00
Chickasaw Oaks	\$	6,000.00
Commercial - Leland Management - Hidden Oaks	\$	6,000.00
Commercial - Leland Management - Mill Creek North	\$	6,000.00

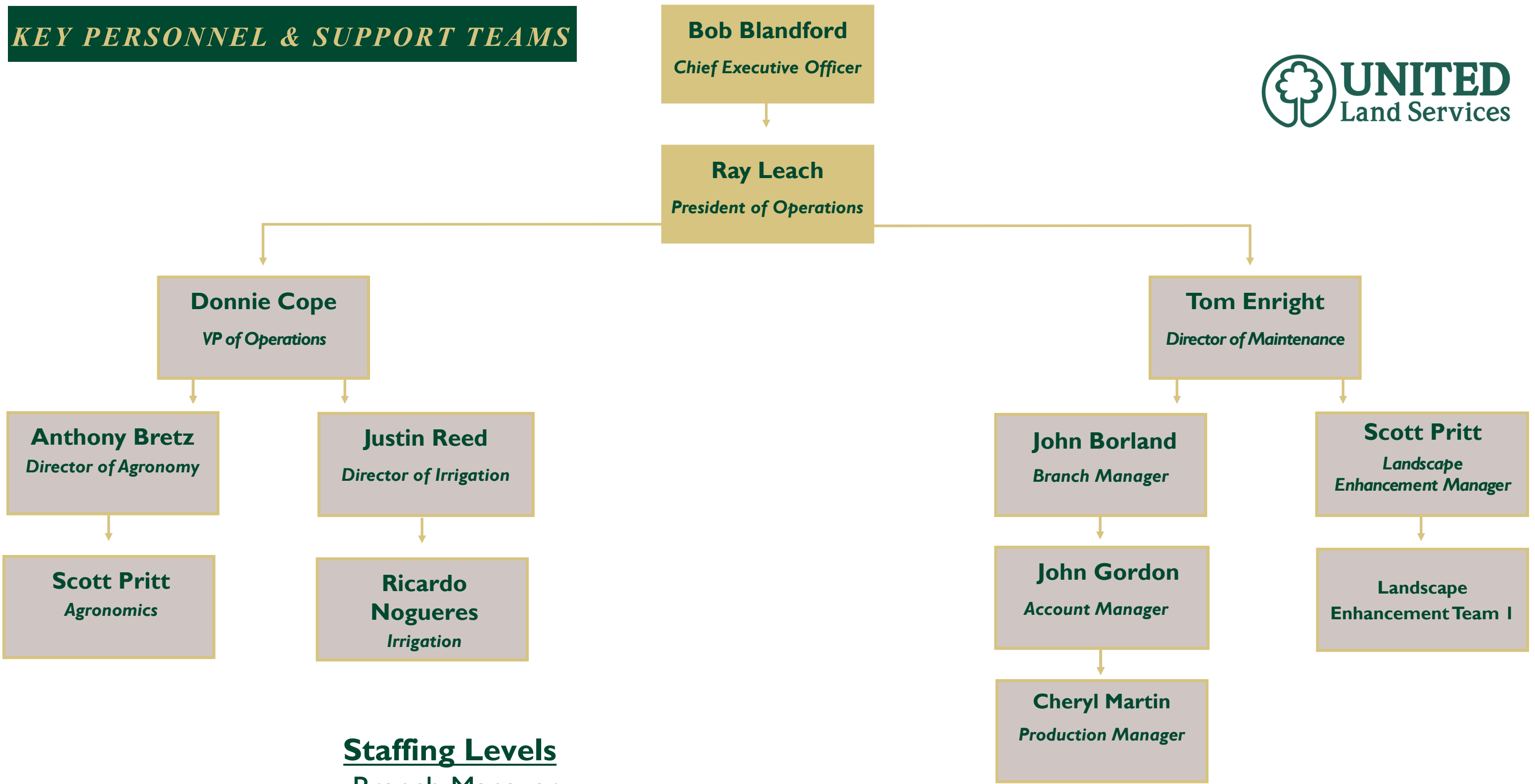
Advanced Roofing Co.	\$	5,000.00
Commercial - Cam Team - Silver Creek HOA	\$	5,000.00
Grand Landings - Dreamfinders	\$	5,000.00
Suterra Wellness	\$	5,000.00
Sealane Maritime, LLC	\$	5,000.00
WEST HAVEN VILLAGE CENTER	\$	5,000.00
Suterra Port St. Lucie	\$	5,000.00
Commercial - Buccaneer Landscape - 7/11 - Margaret St.	\$	5,000.00
Dave Brewer Properties - 125 Family Partnership	\$	5,000.00
Dave Brewer Properties - 230 Family Partnership	\$	5,000.00
Dave Brewer Properties - 71 Family Partnership	\$	5,000.00
Dave Brewer Properties - 81 Family Partnership	\$	5,000.00
Dave Brewer Properties - Dave Brewer 3	\$	5,000.00
Tri-Tech	\$	5,000.00
Sol- Sun	\$	5,000.00
Builders - Taylor Morrison - Amelia Walk	\$	5,000.00
Bayway Property Management LLC	\$	4,000.00
Degrood Office	\$	4,000.00
Commercial - WRH Realty - Lofts at Murray Hill	\$	4,000.00
66 Settlers Landing Drive	\$	4,000.00
Builders - Riverside Homes - Silverleaf	\$	4,000.00
Builders - Riverside Homes - Wildlight	\$	4,000.00
Commercial - BCM Services, INC. - South Shore at Bannon La	\$	4,000.00
Commercial - Brisa Luxury Apartments	\$	4,000.00
Commercial - Buccaneer Landscape - 7/11 - Blanding Blvd	\$	4,000.00
Commercial - Buccaneer Landscape - 7/11 - Lane Avenue	\$	4,000.00
Certified Financial Group, Inc.	\$	4,000.00
Aloma Dendal Center	\$	4,000.00
Builders - Dreamfinders - Amelia Concourse	\$	4,000.00
Builders - Dreamfinders - Trailmark	\$	4,000.00
Builders - KB Home - Meadow at Oakleaf Townhomes	\$	4,000.00
Builders - Lennar - Amelia Walk	\$	4,000.00
Builders - Lennar - Trailmark	\$	4,000.00
Builders - Lennar - Windward Ranch - One model left	\$	4,000.00
Las Casitas	\$	4,000.00
Crane Institute	\$	4,000.00
Ceder Crossing (Vacant Gas Station)	\$	4,000.00
4 Rivers	\$	4,000.00
Commercial - WRH Realty - Sydney Trace Apartments	\$	3,000.00

Commercial - Buccaneer Landscape - 7/11 - Dunn Avenue	\$	3,000.00
Lake Eola Heights HOA	\$	3,000.00
Inspiration Quarterly Pond Mowing	\$	3,000.00
Builders - Mastercraft Builder Group - Rivertown Hi	\$	3,000.00
Builders - Mastercraft Builder Group - Trailmark - A	\$	3,000.00
Commercial - Evergreen Lifestyles Management - Grand Creek	\$	3,000.00
D & J	\$	2,000.00
Commercial - Vesta Properties - Stillwater Commons - HOA -	\$	2,000.00
Park Lake Vilage	\$	2,000.00
Builders - Riverside Homes - Pioneer Village @ Crosswa	\$	2,000.00
Commercial - Evergreen Lifestyles Management - Grand Creek	\$	2,000.00
Builders - Dreamfinders - Wilford Preserve	\$	2,000.00
Commercial - Vesta Properties - Stillwater Commons - HOA -	\$	2,000.00
Builders - Lennar - Atlantic Beach Preserve	\$	2,000.00
Lapeters Cassleberry	\$	2,000.00
Lapeters Orlando	\$	2,000.00
Coco Plum 2252	\$	1,000.00
Commercial - Vesta Properties - Stillwater Commons - CDD -	\$	1,000.00
Tech Sales	\$	1,000.00



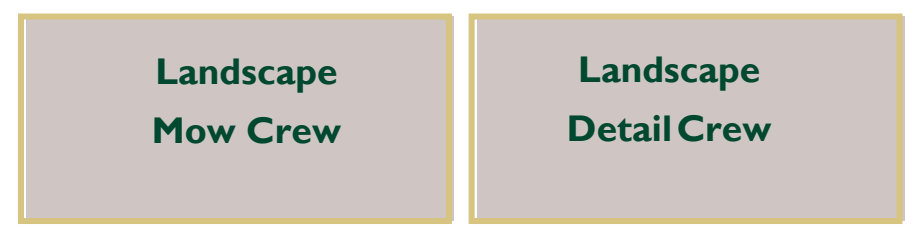
Organizational Chart

KEY PERSONNEL & SUPPORT TEAMS



Staffing Levels

Branch Manager
Account Manager
Production Manager
Irrigation Technician
Agronomics Technician
(5) Man Crew Full Time





**Key Management
&
Personnel**

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

President of Operations



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 – President of Operations

- 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/](https://www.linkedin.com/in/ray-leach-8bb505174/)

Donnie Cope

Vice President of Operations



Accomplished and goal-driven Vice President with more than 7 years' experience in strategic and tactical business leadership. Expertise includes managing business process change to achieve maximum results with effective planning, organization and communication skills as well as a solutions-oriented approach to problem-solving.

Experience

2015 - Current

United Land Services – VP of Operations

- Establishes, implements, and communicates the strategic direction of the organizations operations division.
- Collaborates with executive leadership to develop and meet company goals while supplying expertise and guidance on operations projects and systems.
- Collaborates with other divisions and departments to carry out the organization's goals and objectives.
- Identifies, recommends, and implements new processes, technologies, and systems to improve and streamline organizational processes and use of resources and materials.
- Designed and manages Northeast Florida operations with a diverse staff of qualified project managers

2016 - 2020

Florida Turf Grass – Owner

- Sod sales, installation and grading services for Northeast Florida.

2014 - 2016

Outdoor Concepts – Owner

- Landscape design and construction services for Northeast Florida.

Education

2001 - 2003

A.A. Business Administration and Management

St. John's Community College

Licenses & Skills

- Creativity
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

12276 San Jose Blvd. Ste, 747

Jacksonville, FL 32223

904-829-9255

dcope@unitedlandservices.com

[linkedin.com/in/donnie-cope-69677b20/](https://www.linkedin.com/in/donnie-cope-69677b20/)

Tom Enright

Director of Maintenance



Accomplished leader with 20 years of experience improving quality, cost, and results for commercial landscape companies. Tom oversees branch activities and engages in monthly team meetings throughout the Southeast to maintain quality, consistency and safety.

Experience

2020 - Present

United Land Services – *Director of Maintenance*

- Oversees multiple branches and key accounts to implement quality, consistency and safety.

2013 - 2020

Brightview – *Branch Manager*

- Inspect key client properties to monitor performance and overall job quality
- Ensure existing accounts are renewed each year
- Adhere to annual budgets
- Work with CFO to accurately track branch performance
- Ensure billing is completed in a timely and accurate manner
- Ensure all contracts are executed correctly
- Ensure proper use and care of all branch assets
- Identify staffing needs and work with recruiter to fill openings
- Monitor branch safety record and implement methods to improve safe workplace practices
- Monitor and guide management team as they train Crew Leaders and Crew Members
- Implement and enforce policies and procedures as issued by the company

2004 - 2013

Visionscapes – *Vice President*

- Oversaw construction and maintenance projects throughout the Southeast

Education

2000 - 2003

A.S. Architectural Design & Construction Management

Seminole State College of Florida

Licenses & Skills

- Financial Management
- Performance Tracking
- Business Strategy
- Supply Chain Management

Contact

937 Bulkhead Road

Green Cove Springs, FL 32043

904-829-9255

tenright@unitedlandservices.com

linkedin.com/in/tom-enright-93476346/

Anthony Bretz

Director of Agronomy



Seasoned pest control operator with over 18 years of experience in the industry. Proven ability to identify and suppress or eliminate pests while providing excellent customer service. Passion for performing and supervising year-round maintenance field operations involving Florida turfgrass and ornamentals.

Experience

2019 - Present

United Land Services – Director of Agronomy

- Built out the United Land Services in house Agronomics Division
- Oversee and manage full time technicians that deliver best in class quality and results to commercial landscapes turf grasses and ornamentals

2007 - 1019

Alrik Lawn & Pest Control – Owner

- Oversaw company growth and retention
- Managed a 1MM book of business from all aspects

2004 - 2007

Palencia Golf – Crew Leader

- Lead daily operations with multiple duties and tasks while adhering to demanding deadlines.

Licenses & Skills

- *Certified Pest Control Operator*
- *Lawn & Ornamental*
- *General Household Pest Control*
- *Safety*
- *Problem solving*
- *Teamwork*

Contact

937 Bulkhead Road
Green Cove Springs, FL 32043
904-829-9255
abretz@unitedlandservices.com
linkedin.com/in/anthony-bretz-b00b7792/

Tom Enright

Director of Maintenance



Accomplished leader with 20 years of experience improving quality, cost, and results for commercial landscape companies. Tom oversees branch activities and engages in monthly team meetings throughout the Southeast to maintain quality, consistency and safety.

Experience

2020 - Present

United Land Services – *Director of Maintenance*

- Oversees multiple branches and key accounts to implement quality, consistency and safety.

2013 - 2020

Brightview – *Branch Manager*

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2004 - 2013

Visionscapes – *Vice President*

- Oversaw construction and maintenance projects throughout the Southeast

Education

2000 - 2003

A.S. Architectural Design & Construction Management

Seminole State College of Florida

Licenses & Skills

- Financial Management
- Performance Tracking
- Business Strategy
- Supply Chain Management

Contact

937 Bulkhead Road

Green Cove Springs, FL 32043

904-829-9255

tenright@unitedlandservices.com

linkedin.com/in/tom-enright-93476346/

John Borland

Branch Manager



John has been in the Green Industry for 33 years. He has an extensive background and experience in both landscape architecture and landscape management. John 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

2021 - Present

United Land Services – Branch Manager

- Planning, scheduling, and implementation of all landscape and enhancement operations throughout the branch.
- Quality control, safety, and routine training.
- Client relations and service

2020-2021

The Greenery - Senior Branch 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

2018-2020

Sun State Nursery - General Manager

- Sustain and grow existing business
- Staff training and development of account managers and labor
- Improving quality and operating efficiencies.

2007-2018

Brightview (formally ValleyCrest) - Branch Manager

- Mentor account managers for growth and development
- Oversee team for efficient processes, safety, and metrics
- Responsible for growth of contracts, retention of clients and services to commercial clients

2000-2007

Green Heron Landscapes, Inc - General Manager/ Vice President

1990-2007

Clarence & David Company - Branch Manager / Landscape Architect

Education

1990

B.S. Landscape Architecture

Michigan State University

Licenses & Skills

- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

6386 Beth Road

Orlando, FL 32824

904-855-5383

jborland@unitedlandservices.com

John Gordon

Senior Account Manager



John serves as the primary contact for United Land Services clients. He builds and sustains long-term relationships, focusing on both client retention and ancillary sales, while providing oversight for field operations. John supervises the Production Manager, who directly manages all field operations and Associate Account Managers. As a unified group, they are responsible for coaching and developing team members.

Experience

2010- Present

United Land Services (formerly 3DTrees / Florida Landscapes) – *Senior 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

2005-2010

Villa & Sons – *Account 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.
- Served as the main point of contact for key clients. Met with them proactively and regularly while serving as a consultative subject matter expert.
- Used creativity to design and propose enhancements to existing landscapes.
- Coordinated with other departments including Irrigation, Agronomics, Safety and the Field Support Team to promote a seamless workflow.

1994 - 2005

Dora - *Account Manager*

1989-1994

Nanaks - *Foreman/ Labor*

Licenses & Skills

- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

6386 Beth Road
Orlando, Florida 32824
407-520-0189
jgordon@unitedlandservices.com



Narrative Description

Narrative Approach to Scope of Services – Narcoossee CDD

General Requirements

- ULS is prepared to acquire any and all necessary equipment if not already owned to fulfill the contract requirements.
- An Account Manager will be assigned to the account who will serve as the main point of contact for the District / Owner.
- Field employees will be dressed in ULS branded uniforms at all times. Field crew members are required to wear dark green uniform shirts and ULS branded hi-viz yellow safety vests along with work style boots.
- All ULS vehicles will be clearly marked with our logo.
- A code of conduct and employee handbook outlining policies is provided to employees at the time of hire. Employees are required to review the handbook and sign an acknowledgement form stating they agree to it's content.
- PPE is provided to employees, and required for use at all times. Safety protocols are at the direction of our Fleet & Safety Manager and implemented by our Branch, Account and Production Managers.
- Subcontractors & Consultants may be utilized for select services such as mulch installation, flower installation, palm pruning and agronomics. Those subcontractors will be expected to act as a representative of ULS at all times and adhere to contract requirements.

Reporting

- ULS agrees and is open to regular meetings onsite to review necessary items.
- A designated Account Manager will be assigned to the project to handle such coordination.
- Best efforts will be made to return calls and emails within a timely manner.
- All reports provided in RFP will be used along side ULS reporting

Operations & Maintenance

Schedule Of Services

- Staffing will be adequate to perform the tasks outlined in the Scope of Work for 52 visits
- Pricing includes a full time Irrigation Technician
- The property will be broken into sections
 - Mowing is to be completed in a weekly day schedule
 - The property will be broken into 4 equal sections to complete the detail on a monthly basis.
 - Maps outlining these areas will be provided to the crew and property management.

Turf Care

Mowing

United Land Services intends to approach the mowing of the current areas in this manner.

- Mowing frequencies will be completed per the Scope of Services, for a total of approximately 42 cuts for St. Augustine and 36 cuts for Bahia.
- Production maps will be provided to the crew outlining the areas to be mowed per the contract documents.

- The crew will be instructed on what size and type of mower to use based on site conditions and turf type. (72", 60" and 36")
- The proper sequence of mowing operations will be outlined prior to job start.
- Care will be taken when mowing on right of ways and roadways to insure safety to crew members and the general public.

Edging & Trimming

- ULS will edge all hard areas weekly and soft beds on an every other cut sequence.
- MOT precautions will be taken when required.
- Trimming / weedeating will be performed per specifications.

Weed & Disease Control

- ULS will make applications based on site conditions and Best Management Practices.

Fertilization

- Fertilization blends shall be determined based on-site conditions and turf needs
- Soil samples will be taken to ensure the proper fertilization formulas are used.
- ULS will make application decisions based on Best Management Practices.
- Fertilization as directed by Scope of Services 6x per year on turf.

Pest Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of turf is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Shrub / Cord Grass & Groundcover Care

Pruning

- Crews will be provided a sectional detail map outlining the property boundaries. This map will evenly divide the property into four sections, each to be completed on a weekly basis.
- Crews will be directed to prune plants using Best Practices, specific to each plant type.
- Care will be taken not to remove buds or blooms on plants while flowering.
- All clippings will be removed after service.

Fertilization

- Fertilization blends shall be determined based on-site conditions and shrub needs.
- Blends will contain a complete bend of nutrients designed for ornamental shrubs.
- ULS will make application decisions based on Best Management Practices.
- Fertilization will follow scope of services 2x for shrubs

Pest & Disease Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of shrubs and ornamentals is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Tree Trimming

- Oaks will be maintained to a height of 8' over pedestrian walkways and 15' over roadways.
- Fertilization will be done in conjunction with the ornamental shrub application.

Litter and Debris Removal

- Litter and Debris to be removed prior to mowing.
- All debris generated by maintenance services to be removed by ULS.

Weeding

- ULS will utilize chemical applications to maintain clean, and relatively weed free beds and mulched areas.
- ULS will follow all State & Federal requirements to make such applications. MSDS sheets will be made available.
- Best efforts will be made to keep areas with no mulch or groundcover present free from weeds, but no such guarantee can be made. Mulch and or dense groundcover is vital to weed free planting areas.

Irrigation

- Inspections will be completed on a monthly basis and an inspection sheet provided to the Owner thereafter.
- An initial audit report will be completed within the first 30 days to assess damages and deficiencies and reports will be presented to the Board of Supervisors/ District Manager
- ULS understands that all unreported maintenance deficiencies, parts and labor after the 30 day period will be assumed by the contractor.

Response Time

- ULS will provide a dedicated Account Manager that will serve as the main point of contact for the Owner.
- ULS will make best efforts to strictly adhere to all response time expectations.

ULS operations team will conduct all audits of the community with reports, pictures and detailed explanations in the first 30 days to the district manager and Board of Supervisors.



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 I (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 I 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.





Reporting

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 through 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.



Sample Property- 4/5/21, 8:52
AM

Bill (FGL), Tom (FGL)

Monday, April 5, 2021

Prepared For

11 Items Identified

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



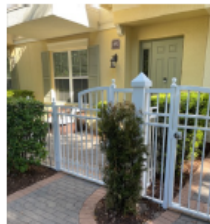
Issue 3
Declining Washingtonian on Cody Chase



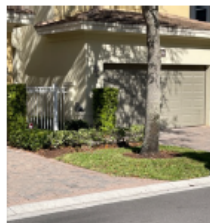
Issue 4
Remove staking kit



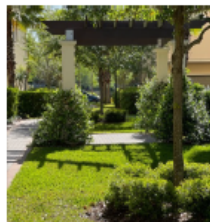
Issue 5
Queen Palm on 46A dead from Ganoderma



Issue 6
Possible irrigation issue on Podocarpus along 46A units



Issue 7
Replace declining Pittisporum with turf



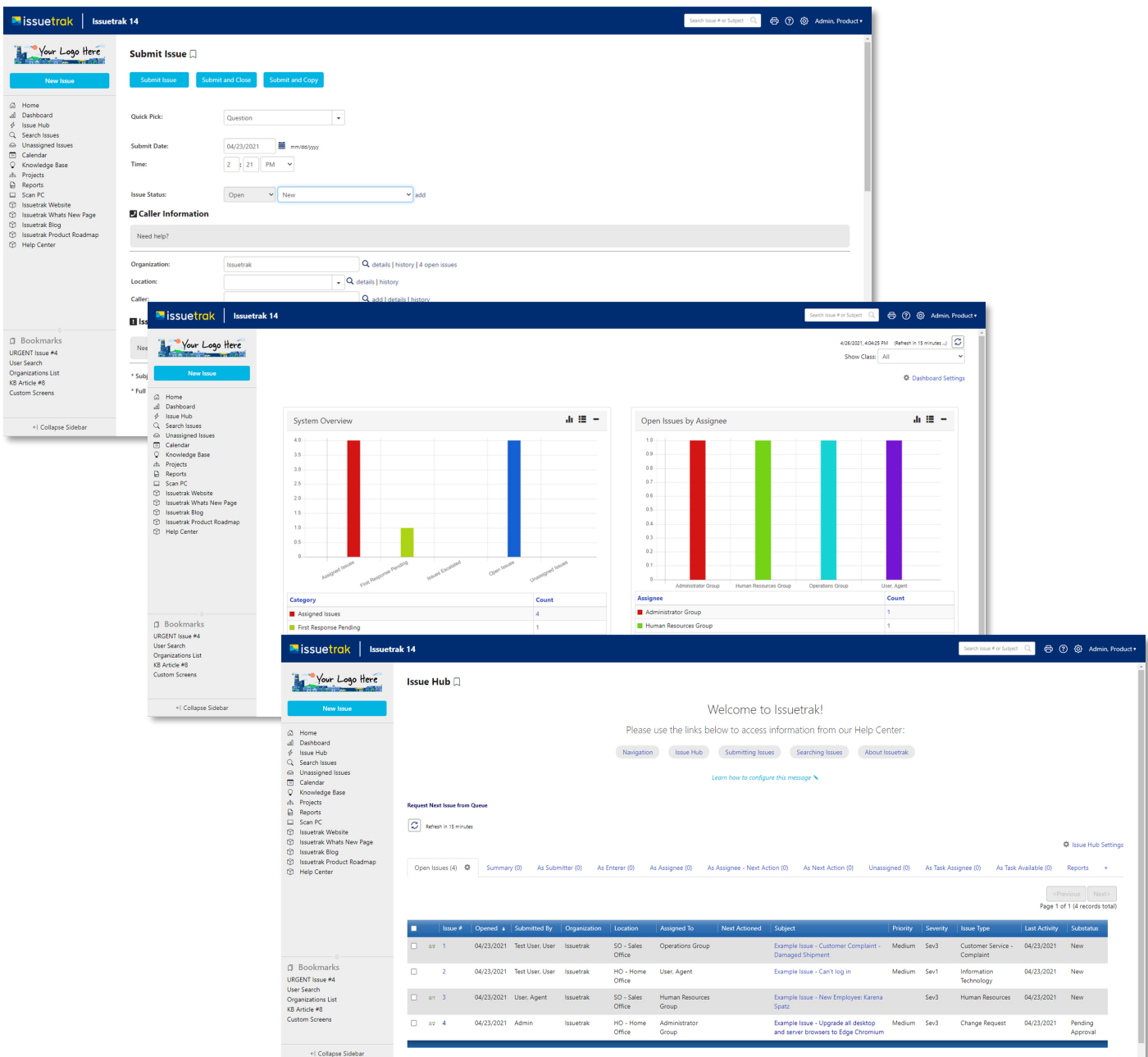
Issue 8
Proposal for method to attach Jasmine to columns / pergola

SAMPLE

Closing the Communication Gap

Alignment, Execution & Building Partnerships

United Land Services Work Order System Powered by:

Submit Issue

Quick Pick: Question

Submit Date: 04/23/2021

Time: 2:21 PM

Issue Status: Open New

Caller Information

Organization: Issuetrak

Location:

Caller:

System Overview

Category	Count
Assigned Issues	4
First Response Pending	1
Issues Escalated	0
Open Issues	4
Unassigned Issues	0

Open Issues by Assignee

Assignee	Count
Administrator Group	1
Human Resources Group	1
Operations Group	1
User Agent	1

Issue Hub

Welcome to Issuetrak!

Please use the links below to access information from our Help Center:

Navigation Issue Hub Submitting Issues Searching Issues About Issuetrak

Request Next Issue from Queue

Open Issues (4)

Issue #	Opened	Submitted By	Organization	Location	Assigned To	Next Action	Subject	Priority	Severity	Issue Type	Last Activity	Substatus
001	04/23/2021	Test User, User	Issuetrak	SO - Sales Office	Operations Group	As Assignee - Next Action	Example Issue - Customer Complaint - Damaged Shipment	Medium	Sev3	Customer Service - Complaint	04/23/2021	New
002	04/23/2021	Test User, User	Issuetrak	HO - Home Office	User Agent	As Assignee	Example Issue - Can't log in	Medium	Sev1	Information Technology	04/23/2021	New
003	04/23/2021	User, Agent	Issuetrak	SO - Sales Office	Human Resources Group	As Assignee	Example Issue - New Employee: Karina Spatz	Sev3	Human Resources	Human Resources	04/23/2021	New
004	04/23/2021	Admin	Issuetrak	HO - Home Office	Administrator Group	As Assignee	Example Issue - Upgrade all desktop and server browsers to Edge Chromium	Medium	Sev3	Change Request	04/23/2021	Pending Approval

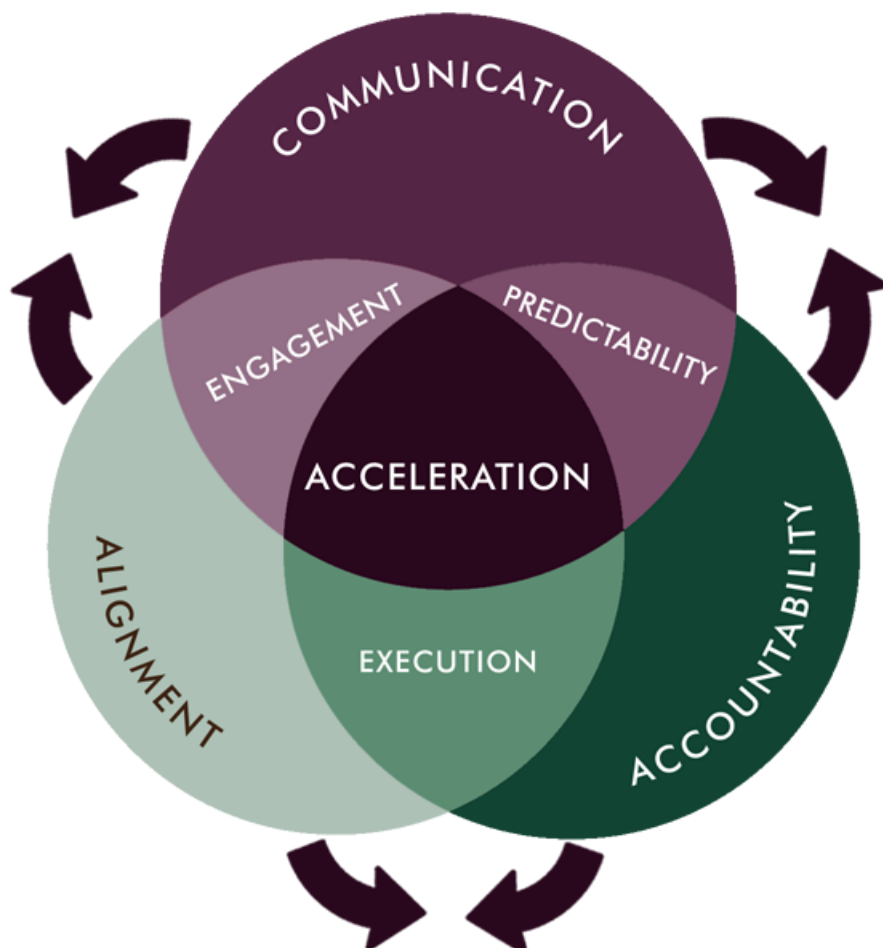
Closing the Communication Gap

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.





**Certificates, Licenses
&
Insurance Certificate**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/10/2022

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.

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.

Table with 2 main columns: PRODUCER and INSURED. Includes contact info for Stephanie Kearney and details for United Land Services Holdings LLC.

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.

Main table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Includes Commercial General Liability, Automobile Liability, Umbrella Liab, and Workers Compensation.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Narcossee Community Development District is included as Additional Insured where required by written contract. Waiver of Subrogation applies as required by written contract. Includes 30 Days Notice of Cancellation.

Table with 2 columns: CERTIFICATE HOLDER (Narcossee Community Development District) and CANCELLATION (Should any of the above described policies be cancelled before the expiration date thereof...)

Request for Taxpayer Identification Number and Certification

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

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

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. Florida ULS Operating, LLC		
	2 Business name/disregarded entity name, if different from above United Landscapes		
	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. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ C <small>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.</small> <input type="checkbox"/> Other (see instructions) ▶		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	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)		

Part I Taxpayer Identification Number (TIN)

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

Social security number									
or									
Employer identification number									
8	5	-	2	4	9	7	9	2	5

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.

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person ▶	Date ▶ 9/30/21
------------------	----------------------------	-----------------------

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.*

Certification

Your Agronomics and Irrigation Specialists

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

Date **November 4, 2022** File No. **JB303559** Expires **October 31, 2023**

THE PEST CONTROL COMPANY FIRM NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **October 31, 2023** AT

6386 BETH ROAD
 ORLANDO, FL 32824

UNITED LAND SERVICES LLC
 12276 SAN JOSE BLVD
 STE 747
 JACKSONVILLE, FL 32223

Lawn and Ornamental

Nicole Fried
 NICOLE "NIKKI" FRIED, COMMISSIONER

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

Date **July 13, 2022** File No. **JF143135** Expires **June 1, 2023**

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **June 1, 2023**

Lawn and Ornamental

SCOTT PRITT
 15250 JOHN LAKE RD
 CLERMONT, FL 34711

Nicole Fried
 NICOLE "NIKKI" FRIED, COMMISSIONER

Tax Collector Scott Randolph **Local Business Tax Receipt** **Orange County, Florida**

This local Business Tax Receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. **Delinquent penalty is added October 1.**

	2021	EXPIRES	9/30/2022		5000-1224500
5000 BUSINESS OFFICE	\$30.00	1 EMPLOYEE	1812 IRRIGATION	\$30.00	1 EMPLOYEE

TOTAL TAX	\$60.00		FLORIDA ULS OPERTING LLC
PENALTIES	\$6.00		TODD MARC C - IS0000258
PREVIOUSLY PAID	\$66.00		UNITED LAND SERVICES
TOTAL DUE	\$0.00		FLORIDA ULS OPERTING LLC

9224 TELFER RUN (MOBILE)
 U - ORLANDO, 32817
 TODD MARC C - IS0000258
 PAID: \$66.00 2004-07392138 10/22/2021

9224 TELFER RUN
 ORLANDO FL 32817

This receipt is official when validated by the Tax Collector.

STATE OF FLORIDA
 DEPARTMENT OF BUSINESS AND PROFESSIONAL
 REGULATION

CERTIFIED GENERAL CONTRACTOR

CGC151617 ISSUED: 02/09/04

BLANDFORD, ROBERT JOHN
UNITED LAND SERVICES, LLC

IS CERTIFIED under the provisions of Ch.489 FS.

Expiration date: AUG 31, 2022

DEPARTMENT OF BUSINESS AND PROFESSIONAL
 REGULATION

CERTIFIED IRRIGATION CONTRACTOR

SCC131151493

BLANDFORD, ROBERT JOHN
UNITED LAND SERVICES, LLC

IS CERTIFIED under the provisions of Ch.489 FS.

Expiration date: AUG 30, 2021

STATE OF FLORIDA
 DEPARTMENT OF AGRICULTURE AND CONSUMER
 SERVICES
 BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
10/22/2020	JE61627	09/30/2021

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **September 30, 2021**

Lawn and Ornamental

BLANDFORD, ROBERT

STATE OF FLORIDA
 DEPARTMENT OF AGRICULTURE AND
 CONSUMER SERVICES
 BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
June 3, 2020	LF298662	June 3, 2024

THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **June 3, 2024**

BRETZ, ANTHONY

STATE OF FLORIDA
 DEPARTMENT OF AGRICULTURE AND CONSUMER
 SERVICES
 BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
10/30/2020	AD2464	10/21/2021

THE CERTIFIED DEALER IN AGRICULTURE NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **October 21, 2021**

BLANDFORD, ROBERT

STATE OF FLORIDA
 DEPARTMENT OF AGRICULTURE AND CONSUMER
 SERVICES
 COMMERCIAL APPLICATOR LICENSE

Date	File No.	Expires
7/7/2021	CM24579	12/31/2024

THE AQUATIC PEST CONTROL APPLICATOR HOLDER NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **December 31, 2024**

MILLER, JACOB

Certification

Your Agronomics and Irrigation Specialists

State of



Florida

Department of Agriculture and Consumer Services

Bureau of Entomology and Pest Control

CERTIFIED PEST CONTROL OPERATOR

Number: JF143135

SCOTT PRITT

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

Lawn & Ornamental

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

In Testimony Whereof, Witness this signature at Tallahassee, Florida on July 7, 2006

Chief Bureau of Entomology and Pest Control



Charles H. Bronson

Charles H. Bronson
Commissioner of Agriculture



Ron DeSantis, Governor

Julie I. Brown, Secretary



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
6126 US 1 NORTH
SAINT AUGUSTINE FL 32095

LICENSE NUMBER: CBC1251617
EXPIRATION DATE: AUGUST 31, 2022
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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

State of  Florida

Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
PEST CONTROL LICENSE

Number: JB303070

UNITED LANDSCAPES
937 BULKHEAD RD BLDG 190, GREEN COVE SPRINGS, FL 32043

This is to Certify that the Pest Control Firm named above is licensed by the State of Florida, Department of Agriculture and Consumer Services for the Year Ending September 30, 2021 as prescribed by Law.


NICOLE "NIKKI" FRIED
Commissioner of Agriculture

Issue Date: October 13, 2020

FDACS 13618, 06/01

This Receipt is issued pursuant to
 County ordinance 87-36

**2021/2022 ST. JOHNS COUNTY
 LOCAL BUSINESS TAX RECEIPT**

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

Account 1055281
EXPIRES September 30, 2022

Business Type Landscaping & Maint
Location 12428 San Jose Blvd # 4
 Jacksonville FL 32223

Business Name **United Landscapes**

Owner Name Florida Uls Operating LLC

Mailing Address 937 Bulkhead Road
 Green Cove Springs, FL 32043



New Business Transfer

Tax 22.00
Penalty 0.00
Cost 0.00
Total **22.00**

**DENNIS W. HOLLINGSWORTH
 ST. JOHNS COUNTY TAX COLLECTOR**

This receipt does not constitute a franchise, an agreement, permission or authority to perform the services or operate the business described herein when a franchise, an agreement, or other county commission, state or federal permission or authority is required by county, state or federal law.

This form becomes a receipt only when validated below

Paid by receipt(s) 2020-901378 on 08/16/21 for \$22.00



This Certifies that
CHRIS MARQUESS

Has Completed a Florida Department of Transportation Approved
 Temporary Traffic Control (TTC) Intermediate Course.

Date Expires: 08/18/2025 Certificate # 76539
 Instructor: Jose Silva FDOT Provider # 15

Florida Safety Council
 Phone: 407-897-4443
 1505 E. Colonial Drive
 Orlando, FL 32803
 occsafety.com
 cfreeman@floridasafety.org




20-702030715

This card acknowledges that the recipient has successfully completed.

10-hour General Industry Safety and Health

This card issued to:

Matt Stinson

 Carol Norris 2/27/2020
 Trainer Name Date Issued

FX LUMINAIRE



Matt Stinson

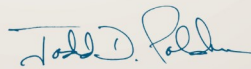
has successfully completed the

FX Luminaire Designer Training

ONLINE TRAINING PROGRAM



PHIL ROBISCH, CID, CLIA, CLWM
Product Training Manager



TODD D. POLDERMAN
Vice President, Marketing
Landscape Irrigation and Outdoor Lighting

FXLuminaire.





**Bid Forms
&
Affadvit**

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED November 18th, 2022

1. Proposer Florida ULS Operating, DBA United Land Services An Individual
[Company Name] A Limited Liability
Company
 A Limited Liability
Partnership
 A Partnership
 A Corporation
 A Subsidiary
Corporation

2. Proposer Company Address:

Street Address 12276 San Jose Blvd Suite 747

P.O. Box (if any) N/A

City Jacksonville State Florida Zip Code 32223

Telephone 904-829-9225 Fax no. 904-203-1250

1st Contact Name Bob Blandford Title CEO

2nd Contact Name Ray Leach Title COO

3. Parent Company Name (if applicable) United Land Services Operating, LLC

4. Parent Company Address (if different):

Street Address 12276 San Jose Blvd

P.O. Box (if any) N/A

City Jacksonville State Florida Zip Code 32223

Telephone 904-829-9225 Fax no. 904-203-1250

1st Contact Name Bob Blandford Title CEO

2nd Contact Name Ray Leach Title COO

5. List the location of the Proposer's office which would perform LSPCDD work.

Street Address 6386 Beth Road

P.O. Box (if any) N/A

City Orlando State Florida Zip Code 32824

Telephone 407-859-1033 Fax no. 407-859-1033

1st Contact Name John Borland Title Senior Branch Manager

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

yes () (Proceed to Question 6.1) no (X) (Proceed to Question 6.2)

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? yes N/A no ()

If no, please explain

N/A

Date incorporated N/A Charter No. N/A

6.2 If no, provide the following:

The State in which Proposer is incorporated? Delaware

Is the Company in good standing with that State? yes (X) no ()

If no, please explain

N/A

Date incorporated 2020 Charter No. 3340034

Is the applicant registered with the State of Florida? yes (X) no ()

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes () (Proceed to Question 7.1) No (X) (Proceed to Question 7.2)

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes () no ()

If no, please explain

N/A

Is the Proposer in good standing with the State of Florida? yes (X) no ()

If no, please explain

N/A

Date Proposer was organized: N/A

7.2 If no, provide the following:

The State in which Proposer is organized: Delaware

Is the Proposer in good standing with that State? yes (X) no ()

If no, please explain N/A

Date Proposer was organized: 7/29/2020

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes (X) no () If no, please explain N/A

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract? yes (X) no ()

8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (attach additional sheets if necessary):

Type of registration Certified Pest Licenses

License No JF143135 Expiration Date 6/1/2023

Qualifying individual Scott Pritt Title _____

List company(s) currently qualified under this license _____

Please see Certification Sections for additional licenses

8.2 Does the Proposer hold any registrations or licenses with Orange County applicable to the contract? yes (X) no ()

If yes, please list and provide a photocopy of each listed license or registration:
Please see Certification Section

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

(2020) 80,896,000 , (2021) 88,757,000 , (2022) 127,000,000 .

10. List the Proposer's Orange County area annual dollar value of work completed for the most current year (2022) _____.

11. Does your company propose to subcontract any of the required work?

yes () no (X)

If yes, please explain

N/A

10. What is the total number of personnel servicing the Orange County area? 150.

11. What is the total number of trucks servicing the Orange County area? 60.

12. Does your company have a certified arborist on staff? yes (X) no ()

13. Does your company employ formal training and certification procedures for

employees? yes (X) no ()

If yes, briefly explain

BMP certification, Equipment Training and Certification, Weekly Safety Meetings
PPE Training,

17. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance)

General Liability	\$ <u>1,000,000</u>
Automobile Liability	\$ <u>1,000,000</u>
Workers Compensation	\$ <u>1,000,000</u>
Expiration Date	<u>3/31/2023</u>

18. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes () no (X)

If yes, please describe each violation, fine, and resolution N/A

18.1 What is the Proposer's current worker compensation rating? 1

18.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?

yes (X) no ()

If yes, please describe each incident Torn calf muscle from push and pulling incident,

Twisted ankle due to stepping in hole, shoulder injury from slip and fall



ORIGINAL

Florida ULS Operating, LLC /United Land Services

Name of Proposer

By: [Signature]

This 18th day of November, 2021

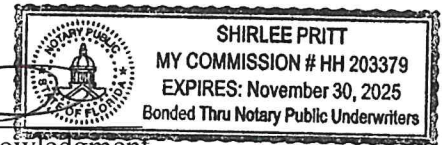
By: John Borland / Branch Manager
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if filing as a corporation)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17 day of November 2022, by John Borland, of the Florida ULS Operating who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

[Signature]
Signature of Notary taking acknowledgment





ORIGINAL

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida
COUNTY OF Orange

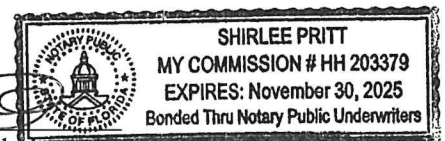
I John Borland, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a Branch Manager in the firm of Florida ULS Operating, BDA United Land Services and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 17 day of November, 2022.

Signature by authorized representative of Proposer

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17 day of November, 2022, by John Borland, of the Florida ULS Operating who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature of Notary taking acknowledgment

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

**ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS
AND PROPOSAL SIGNATURE FORM**

This Proposal for landscape maintenance services has been submitted on this 18th day of November, 2022 by United Land Services , LLC [company] whose business address is 6386 Beth Road Orlando, Florida, telephone number is 407-230-0117, and fax number is 407-859-1033.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Narcoossee Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. Addendum #1 dated 11/14/2022

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Narcoossee Community Development District

Addendum #1

RFP 2023-100 Landscape Maintenance Services

November 14, 2022

To: All Prospective Bidders:

The following changes, additions, clarifications, and deletions amend the Bid Documents of the above captioned Project and shall become an integral part of the Contract Documents. Please note the contents herein and affix same to the documents you have on hand. Indicate on the Bid Form that this Addendum has been received.

Section 6. Pricing Form:

- The Pricing Sheet has been updated to reflect only monthly irrigation inspections. See attached.

Please sign and return by mail or fax to (407) 841-5524.

NAME OF FIRM:

SIGNATURE:

DATE:

United Land Services
[Handwritten Signature]
11-14-2022

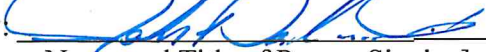
ADDENDUM #1 – RFP #2023-100
LANDSCAPE MAINTENANCE SERVICES

 ORIGINAL

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Narcoossee Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Florida ULS Operating DBA United Land Services By: John Borland


Name of Proposer

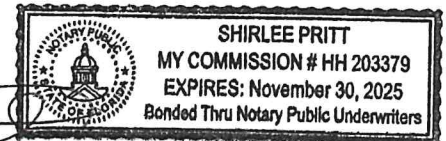
This 17 day of November, 2022 By: 
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if filing as a corporation)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 17 day of November 2022, by John Borland, of the Florida ULS Operating who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.


Signature of Notary taking acknowledgment





Your Investment

Narcoossee Community Development District - Landscape Maintenance Services

TASK	NONA CREST	LA VINA	NONA PRESERVE	Totals
Turf Care				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Mowing	17,436	51,012	30,568	99,016
Weed/Disease Control	944	2,032	992	3,968
Fertilization	1,880	4,063	1,983	7,926
Pest Control	943	2031	991	3,965
Subtotal	21,203	59,138	34,534	114,875
Shrubs/Ground Cover Care				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Pruning	11,799	14,423	14,575	40,797
Annuals (Replaced 4 Times per Year)	0	9,600	3,200	12,800
Weed/Disease Control	134	185	123	442
Fertilization	238	368	245	851
Pest Control	133	185	122	440
Mulching	6200	9500	3800	19,500
Subtotal	18,504	34,261	32,065	74,830
Tree Care				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Pruning	620	1,679	1,712	401
Fertilization	30	30	30	90
Weed/Disease Control	0	0	0	0
Pest Control	0	0	0	0
Mulching	300	500	200	1000
Subtotal	950	2,209	1,942	5,101
Irrigation System Monitoring				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Monthly Inspection	100	200	106	406
Subtotal	1200	2,400	1,272	4,872
Litter Removal				
Subtotal	INCLUDED	INCLUDED	INCLUDED	INCLUDED
Total	41,857	98,008	59,817	199,678
Cost of One Additional Mulching Service Annually	6,500	10,000	4,000	20,500

Notes:

- The amounts listed above are fixed fees for the time period noted. The fixed fee shall include the Contractor's profit and general overhead and all costs and expenses of any nature whatsoever (including, without limitation, trench safety, labor, equipment, materials and all taxes).
- Refer to the scope of services for the specific description and frequency of the services to be provided.
- Invoices will be submitted monthly, prorated, based on the above fees.



**Scope of Services
Summary**

EXHIBIT A

LIST OF CONTRACT DOCUMENTS

1. SCOPE OF SERVICES (with attachments, as applicable)
2. WORK AUTHORIZATIONS FORM
3. GENERAL RELEASE
4. ADDENDA, AS APPLICABLE

EXHIBIT B

SCOPE OF SERVICES/PROJECT MANUAL

Scope of Services

1. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

The Contractor shall meet the requirements and follow the procedures associated with all items in this Scope of Services. These general requirements and procedures are as follows:

1.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Scope of Services between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday unless specified otherwise or directed by the Owner. In addition, operation of leaf blowers shall be prohibited between the hours of 7:00 a.m. and 9:00 a.m. The Contractor may submit a request for additional operation time, in response to poor weather conditions, to be reviewed for approval by the Owner.

1.2 Key Personnel

1.2.1 All Work shall be managed and/or directed by key personnel identified in the proposal. Any changes in the assigned key personnel shall be subject to approval by the Owner. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees for the maintenance and technical services performed under this contract.

1.2.2 Contractor shall provide one (1) Project Manager who is knowledgeable of the Contractor's daily activities when performed at the site. This Manager shall serve as the point of contact between the Owner and Contractor. The Manager shall be responsible for coordinating all scheduled services with the Owner and for the timely scheduling of unscheduled maintenance services.

1.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the Owner is unsightly for any reason, shall be strictly prohibited. Contractor personnel shall wear shirts at all times and shall wear footwear that conforms to safe work practices.

1.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees who communicate and interact with the

community and any other customer/party associated with the Project are knowledgeable of the Project and the Services the Contractor is performing.

1.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida and Federal and local regulations, rules and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractor's expense, all safety equipment and materials necessary for and related to the work performed by its employees. Such equipment will include, but is not limited to, items necessary to protect its employees and the general public, if applicable.

1.6 Facility Location

The Owner **shall not** provide a facility on the Project Site for the Contractor as part of this Scope of Services.

1.7 Subcontractors

If the Contractor, as a part of the performance of its obligations, elects to employ Subcontractors, the follow shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its Subcontractors.
- The Contractor shall require all of its Subcontractors, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents.

1.8 Consultants

If the Contractor, as a part of the performance of its Services, elects to employ consultants, the following shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its consultants.
- The Contractor shall require all consultants, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents.

1.9 Document Control and Data Management

1.9.1 Document Control

The Contractor shall keep accurate records of documents received and, if applicable, issued by this Contractor. A “document log” shall be maintained during the work of this Contractor to provide records on the information available to or from this Contractor. The “log” shall outline document titles and dates, the originator, received dates, and to/from information. This “log” shall be updated monthly and submitted to the Owner when requested.

1.9.2 Data Maintenance

The Contractor shall, after review with the Owner, establish a systematic process for the insertion of revised sets and the integration of that data into the overall Project plan after verification for compatibility and consistency of the information received with existing information.

1.9.3 Data Dispersal

Should the Contractor distribute data to others, the Contractor shall document the distribution of data by completing a letter of transmittal. All distribution of data shall be accompanied by a letter of transmittal with a copy provided to the Owner identifying:

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred
- Type(s) of data being transferred
- Date of transfer
- Purpose of transfer or use of information
- Further action necessary

The Contractor shall propose a format for, and keep a log of, all data transfers for updates to the Owner.

1.10 Verification of Data

All data provided to the Contractor shall be examined for consistency with its records and work efforts. Any obvious inconsistency shall be reported to the Owner verbally and in writing, upon discovery.

1.11 Ownership of Data

It is to be understood that all data transmitted and material/equipment purchased under this contract by the Contractor or provided to the Contractor, either by the Owner or third parties, are the sole properties of the Owner. The Contractor shall have temporary charge of the data while performing contracted services for the Project. All data shall be returned to the Owner at the conclusion of the obligation, after which, no copies of the data may be kept by the Contractor without the express written permission of the Owner.

The Owner shall retain the right to require that the Contractor transfer all Pdata, material, or equipment to the Owner immediately upon fourteen (14) days’ written notice, for any reason. The same procedures shall apply should it become necessary for the Contractor to voluntarily return all data to the Owner.

1.12 Quality Control

The Owner will have the right, at any stage of the operation, to reject any or all of the Contractor's services and materials, which in the Owner's opinion does not meet the requirements of these specifications. Throughout the entire landscape, the Contractor shall maintain the installed number of shrubs, ground cover, and trees in addition to the installed amount of turf grasses. The Contractor shall replace or reimburse the Owner for the cost of replacement or repairs, at the Contractor's own expense, those turf areas, shrubs, ground cover, and trees that are damaged or lost due to insects, disease, fungus, and/or over watering or insufficient watering from irrigation system as directed by the Owner. All replacements shall meet the current size, specifications, and quality of surrounding related material. Any other Owner items damaged due to the Contractor's negligence shall be repaired or replaced as directed by the Owner at the Contractor's own expense. All repairs and replacements shall also occur within two (2) weeks of notice from the Owner.

If requested by the Owner, the Contractor will make weekly walk-through reviews of the entire site related to visual observations and the Contractor's performance. The Contractor will make repairs and adjustments, as directed by the Owner, during these site visits. A monthly Maintenance Report shall be generated by the Contractor and submitted to the Owner outlining potential problem areas and the Contractor's proposed corrective action, upcoming work approval request, coordination, scheduling, etc. The Contractor shall provide the Owner with a weekly updated maintenance log addressing all activities occurring in that week.

2.0 COORDINATION

The Contractor shall provide coordination with the Owner for all items associated with the requirements of this Agreement.

2.1 General Coordination

The Contractor shall meet with the Owner and its separate consultants as appropriate, on a weekly basis. Those meetings shall serve as forum for the exchange of information, identification of pertinent and critical issues, determination of an action plan and schedule for resolving those issues, review of schedule and budget status, and discussion of other landscape, irrigation and maintenance related issues deemed appropriate by the Owner of the Contractor. The Contractor shall prepare the agenda for those meetings and submit it to the Owner two working days prior to the date of each meeting. The Contractor shall record and distribute minutes of each meeting to all attendees within five (5) business days, as well as other parties with a "need-to-know" basis. The Owner shall provide the meeting location.

Coordination of the construction, operation, and general maintenance at the Project is considered one of the many critical activities of the Contractor. Further, coordination of those efforts with all parties involved, or those with the need to know are crucial to the success of the Project. While all parties involved with the Project cannot be identified at this time, a partial list is provided as follows:

- District Manager
- District Engineer
- District Representative

- Aquatic Weed Control Maintenance Contractor
- Sprint Telecommunications
- TECO/Peoples Gas
- City of Orlando
- Orange County and its various departments
- Florida Department of Transportation
- SFWMD
- Adjacent property owners, as directed by the Owner
- Orlando Utility Commission

2.2 Contractor's Project Manager

Contractor shall designate an on-site representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as the single point of contact, on a daily basis, between the Owner and the Contractor. This individual shall maintain at all times a means of being contacted by the Owner (pager, cellular phone, or radio) and shall respond to such calls within twenty (20) minutes of contact. This individual shall be responsible for maintaining the Contractor's schedule of activities and notifying the Owner of this daily schedule for quality control of the Contractor's service and for arranging and supervising unscheduled service requests by Owner.

3. SCHEDULED OPERATIONS AND MAINTENANCE

The Contractor shall meet all requirements associated with turf care, shrubs/ground cover care, tree care, irrigation system, pressure washing and litter removal, as required in this Agreement. The contractor shall make a complete site inspection of Narcoossee, specifically the areas of CDD maintenance. Attachment A includes plan identifying the general limits of CDD maintenance by area. All landscaping, hardscape, structures (fences, entry features, benches, etc.) within the CDD areas shall be maintained by this Contractor in accordance with the following requirements:

3.1 Turf Care

3.1.1 Mowing

- a. All lawns located in developed and undeveloped areas, including St. Augustine, and Bahia (including ponds), shall be mowed once per week from April through September, three (3) times per month in March and October, and once every other week from November through February. Mowing shall be performed at a minimum frequency of 42 times per year.
- b. Turf areas shall be cut to a height of no more than 4 (4) inches nor less than four (4) inches, to foster photosynthesis and healthy root development.
- c. Mower blades shall be kept sharp at all times to prevent tearing of grass blades.
- d. Mulching type-mowing equipment is preferred and no side discharges are permitted on walk-behind mowers.
- e. Visible clippings after mowing shall be removed to prevent thatch build up.
- f. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.
- g. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, stormwater inlets and waterways.

3.1.2 Edging

- a. Hard surface edging is to be defined as outlining and/or removing turf from along all sidewalks and curbs, and soft surface edging is to be defined as outlining and/or removing turf from all tree rings and planting beds, etc. by the use of a mechanical edger.
- b. All hard surface edging shall be performed to maintain straight and sharp edges between curbs/sidewalks and turf areas. Edging shall be completed the same day and at the same frequency that an area is mowed.
- c. All soft surface edging shall be performed neatly to maintain the shape and configuration of all planting areas in a clean manner, free of imperfections, at the same frequency as detailing of plant beds (once every three weeks). All plant bed edges shall be maintained to the curves, as originally designed.
- d. The edging equipment shall be equipped with manufacturer's guard to deflect hazardous debris. String or lined trimmers shall not be used.
- e. All sidewalks, streets, and roadways shall be immediately swept, blown, or vacuumed to maintain a clean, well-groomed appearance.
- f. The proper safety precautions shall be taken when edging (i.e., safety vest, signage, warning light, etc.) along roadways as required by Federal, State or local law, as deemed necessary by the Contractor and/or as directed by the Owner.

3.1.3 Trimming

All areas inaccessible to mowers and/or otherwise unmowable due to trees, light poles, chain link fences, signs, rocks, culverts, miscellaneous hardscape items, etc. shall be trimmed at the same height, same day, in the same frequency as mowing. This includes grass runners around all ponds. Trimming shall be performed with the use of a string trimmer or other mechanical means. Chemical use shall be encouraged when working within six (6) inches of any vinyl fence posts. All other chemical use will not be permitted unless approved by Owner.

3.1.4 Weed and Disease Control

- a. Four (4) applications (full coverage) of weed and disease/fungus control shall be provided in the months of February, March and October, November of each year for all St. Augustine, areas. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense. Weeding shall be performed to a level that is acceptable to the Owner. Additional requirements for weed control are defined in paragraph 3.2.2
- b. Turf areas shall be continuously monitored for infestations of disease/fungus and weeds and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.
- c. All State and Federal regulations governing the use/application of chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to these regulations.
- d. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.1.5 Fertilization

All fertilizers shall be applied (full coverage) according to manufacturer's instructions. Fertilizers shall be applied with the turf is dry and not over an early morning dew. Fertilizers shall be watered following application on the same day. Apply lawn fertilizer with broadcast spreaders and overlap consistently for uniform coverage.

- a. A custom blended granular fertilizer shall be applied at least four (4) times per year (February, April, June, and October) for St. Augustine. Bahia shall be fertilized three (3) times per year (March, July, and November). Additional applications of micronutrients may be needed in July or August for St. Augustine turf. Analysis, scheduled applications, and application rates per 1,000 square feet shall be approved by the Owner and at a minimum include a full trace element package of iron, magnesium, zinc and calcium. Analysis may be different depending on the season of application and should always meet the specific site conditions. The minimum application rate shall be one (1) pound of nitrogen per 1,000 square feet per application. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.
- b. The Owner reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.
- c. A State inspection of analysis along with an actual certified fertilizer label, legible and otherwise suitable condition for filing, must be submitted for approval.
- d. To maintain uniform turf color, fertilization shall be completed within ten (10) working days per phase in its entirety.
- e. All fertilizers shall be kept out of canals and storm water retention ponds and be removed immediately from all sidewalks and roadways.
- f. A report containing bag usage and tonnage per area shall be submitted immediately following fertilization.
- g. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- h. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.1.6 Pest Control

- a. The Contractor shall provide four (4) applications (full coverage) of insect control per year in the months of March, May, July and September for St. Augustine and two (2) applications of insect control per year in May and July for Bahia. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.
- b. Turf areas shall be continuously monitored for infestations of insects and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.
- c. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- d. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.1.7 pH Adjustment

It is anticipated that the soil pH level may require adjustment in various areas throughout the Project site. The Contractor shall perform, as directed by the Owner, soil tests for any and all areas where the landscape is not responding adequately to the landscape care program. Based on the pH test results, the Contractor shall provide a pH adjustment program, if required, to be approved by the Owner. These areas will be monitored and, as directed by the Owner, follow-up tests will be required. The soil test and the pH adjustments shall be considered part of the base scope of Services.

3.2 **Shrubs/Ground Cover Care**

3.2.1 Pruning

- a. Detailing of planted areas shall be performed in a sectional method, with the frequency of once every three weeks. Detailing includes trimming, pruning and shaping of all shrubbery, ornamentals and ground cover, removal of under story tree suckers, removal of unwanted vegetation, trash and the fluffing of bark or chips. Contractor shall provide to the Owner a sectional detailing operation map for review and approval within 30 days after the Contractor's notice to proceed.
- b. Shrubs shall be hand clipped to remove only the top excess growth. Hedge sheering shall not be performed until shrub rows are completely full and have obtained at least three (3) feet full height. Pruning sides of shrubs shall be avoided to allow the mass to naturally fill.
- c. No pruning shall be performed on live wood that alters the shape and fullness with respect to the intended character of the plantings. Any shrub damage from equipment, other negligent activities, or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.
- d. Shrubs shall be pruned according to Owner's specific instructions.
- e. Summer flowering shrubs shall be pruned yearly during late winter/early spring (late February – April).
- f. Spring flowering shrubs shall be pruned yearly after blooming.
- g. Broad leaf evergreen shrubs shall be hand-pruned yearly to maintain their natural appearance after the new growth has hardened off.
- h. Conifers shall be pruned yearly after the foliage of the new growth has changed color.
- i. Ground covers shall be edged and pruned to contain them within the planting beds.
- j. The main stem of shrubs or vine-lie plants planted near fences shall be secured to the fence with plastic tie material to allow new growth to be guided as directed by the Owner.
- k. All clippings shall be removed from all sidewalks, roadways, and waterways, and disposed off-site.
- l. A schedule for pruning shall be submitted within 30 calendar days of the notice to proceed with the Services for Owner's approval.
- m. Selective pruning, balling and shaping shall be performed as needed to expose landscape lights and remove all dead wood.

3.2.2 Weeding

- a. The Contractor shall be required to maintain all mulched areas free of weeds to a level that is acceptable to the Owner by hand pulling or chemical means as environmental, horticultural and weather conditions permit. An appropriate combination of "pre" and

“post” emergent is strongly recommended. Weeding shall be performed in conjunction with the detailing of planted areas at a minimum frequency of once every three weeks. Any reapplications required, in the Owner’s opinion, shall be provided at the Contractor’s own expense. Weeds around impervious surfaces shall be sprayed as soon as observed. All weeds collected shall be removed and disposed off-site.

- b. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhere to or failing to adhere to these regulations.
- c. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.2.3 Fertilization

- a. A custom blend fertilizer shall be applied at least four (4) times per year (March, May, July and September). Analysis shall include a trace element of iron, magnesium, zinc and calcium. Analysis and program should be structured to meet the specific site conditions. Reapplications, if required in the Owner’s opinion, shall be provided at the Contractor’s own expense.
- b. Fertilizers shall be applied at a rate of 1 pound of nitrogen per 1,000 square feet of bed area.
- c. Fertilizers shall have the following:
 - 1. Forty percent nitrogen derived from sulfate; 60% from controlled release.
 - 2. A ratio of nitrogen to potassium at 1 to 1.
 - 3. Two percent iron, minimum.
 - 4. Two percent magnesium, minimum.
 - 5. One percent magnesia, minimum.
 - 6. Three percent phosphorous, minimum.
 - 7. Include elements of calcium, boron, copper, zinc and phosphor.
- d. Alternative fertilizer analysis may be approved by the Owner, if the Contractor substantiates reasons for healthier plant growth.
- e. Granular fertilizer shall be applied by hand or hand-operated broadcast spreader insuring uniform coverage. Fertilization shall be completed within ten (10) working days.
- f. A State inspection of analysis along with an actual label in legible and otherwise suitable condition for filing shall be submitted for approval.
- g. All fertilizer shall be kept out of canals and lakes and be removed immediately from all sidewalks, pedestrian areas and roadways.
- h. A report containing name of product applied, mix ratio, rate of application, amount of product applied, and location of application shall be submitted immediately following fertilization.
- i. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- j. Contract shall provide MSDS sheets for all chemicals to the Owner prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.2.4 Pest and Disease Control

- a. The Owner shall be notified one week prior to any chemical application. All over spray shall be prevented and contact with any pedestrians, their property or pets shall be strictly avoided.
- b. All landscape areas shall be continuously monitored for infestations of insects and disease/fungus, and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.
- c. Six (6) applications (full coverage) of insect and disease control shall be required per year in the months of February, April, June, August, October and December. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.
- d. Use manufacturers' instructions for proper applications. Operating personnel shall be knowledgeable for monitoring and identification and licensed for application. All chemicals shall be used in strict accordance with Federal, State and County directive on environmental control and carry an EPA approval number.
- e. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- f. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.2.5 Mulching

All mulched beds shall be turned over for a fresh appearance during ever other required bed detailing sequence. New mulch shall be installed once a year as part of this scope of services.

3.2.6 pH Adjustment

A soil analysis and pH adjustment shall be provided for shrubs/ground cover as per section 3.1.7.

3.3 Tree Care

3.3.1 Pruning

- a. Removal of dead limbs and branches from all trees shall occur at a minimum of two times per year, February and August, or as directed by the Owner. No pruning should be performed on live wood that would affect the fullness with respect to the intended character of the plantings. Any tree damaged from equipment, other negligent activities or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.
- b. Removal of all sucker growth from base of trees shall be performed on a regular basis. Contractor shall remove any limbs, which in the Owner's opinion, pose a threat to public safety.

Contractor will provide specific pruning practices, unless otherwise directed by the Owner, for the following items:

- Oaks: Generally prune trees to maintain the desired uniform appearance by thinning or tipping. No topping shall be performed on oak trees. Branches are

encouraged to hang over walks with adequate pedestrian and bicycle clearance.

- Crape myrtles: Crape myrtles shall be tipped in February, but only by approximately two to three feet. Sever topping shall be considered out of character.
- Wax Myrtle: Wax myrtles shall be tipped mildly in February, cleaned at the base to two feet clear trunk and dead wood removed.
- Holly: Burford hollies shall be kept full headed and pruned only to bring clear trunk level to two feet above ground cover level. All holly trees shall be hand-clipped (not hedged) for naturally formed appearance. Sever shearing into “pyramids or lollipops” shall be avoided.
- Ligustrum: Ligustrums shall be hand clipped for natural form. Sever shearing into “gloves” shall be avoided, unless directed by the Owner.
- Magnolias: Prune only sucker growth to maintain an attractive, clear trunk appearance.
- Washington palms: The condition and appearance of booted trunks shall be monitored monthly and cleanup/boot removal shall be provided as directed by the Owner. Once the fronds have dropped to an 8:00 to 4:00 angle, the Contractor shall remove the fronds to a maximum 10:00 to 2:00 angle. Fronds shall be removed a minimum of three (3) times per year. Seedpods shall be removed as necessary or as directed by owner.
- Queen Palms: Pruning of trees twice per year, however seedpods shall be removed as necessary or as directed by owner.
- Canary Palms: Pruning of trees three (3) per year, however seedpods shall be removed as necessary or as directed by owner.

- c. Trees located in buffer areas shall be pruned twice (2) a year. These trees shall be pruned to promote dense canopy for screening and to provide a neat appearance. The Owner shall provide specific instructions for pruning trees in buffer areas.
- d. Other ornamental trees shall be pruned yearly during late winter/early spring (late February – April).
- e. All other trees shall be pruned yearly to enhance their natural character as directed by the Owner.
- f. Trees shall be canopied in a manner that will prevent interference with pedestrian walkways, and bike lanes where applicable, as well as assist in the general appearance of the property. This service will be performed as necessary during the detail three-week rotation to maintain uniformity and property clearances.
- g. Selective pruning and shaping shall be performed as needed to expose landscape lights.
- h. Contractor is responsible for keeping all bleed down pipes for the stormwater ponds accessible at all times.

3.3.2 Fertilization

Trees shall be fertilized as per the requirements of 3.2.3. Any alternative fertilizer analysis recommended specifically for individual trees may be approved if the Contractor substantiates reasons for healthier plant growth.

3.3.3 Pest Control

Preventative insect/disease control treatments shall be provided for individual trees, as per

the requirements of 3.2.4.

3.3.4 Mulching

All individual isolated trees shall have their tree ring re-mulched as per the requirements of 3.2.5.

3.3.5 pH Adjustment

Soil testing and pH adjustment shall be provided as per the requirements of 3.1.7.

3.4 Annuals

3.4.1 Annual flowers will be changed (4) times per year at all monuments and entrances with selected 4 inch varieties best suited to the seasonal and environmental conditions at ideal spacing for the varieties chosen (average 6" spacing).

3.4.2 Fungicides and insecticides will be applied as needed to maintain healthy planting beds.

3.4.3 Annually, prior to the spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged pine bark.

3.4.4 A granular time-released fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

3.4.5 Annual flowers will be serviced as needed to remove flowers that are fading or dead (deadheading) to prolong blooming time and improve the general appearance of the plant.

3.4.6 All soils will be roto-tilled to a depth of 6" inches after removing and prior to installing new annuals.

3.4.7 Annual flowerbeds are not to be left empty for more than 4 working days at any given time, unless replacement is prevented by severe weather conditions. If replacement material is needed to keep all beds full and healthy between scheduled changes, contractor will remove and install new material at no additional cost to the owner, except in case of damage due to severe weather conditions (flooding, high winds and frost).

3.4.8 During winter months and extreme cold all annuals shall be protected (frost cloth) against frost damage with appropriate coverings to ensure the survival of all annuals. This service shall be provided as part of the scope of services.

3.5 Irrigation System

3.5.1 General Requirements

a. The Contractor shall be responsible for continual, full operation of all system parts. Any plant damage resulting from non-operation of system, over-watering, or insufficient watering due to maintenance neglect shall be the Contractor's responsibility, as per Section 1.12. Contractor shall replace damaged materials or reimburse the Owner for the cost of replacement or repairs as directed by the Owner.

- b. The Contractor shall be responsible for repairs to the system caused by the Contractor or by the Contractor's neglect for the term of this Agreement.
- c. Automatic irrigation system will be programmed weekly to provide watering frequency sufficient to replace soil moisture below the root zone.
- d. All irrigation shall run between 12:00 a.m. and 7:00 a.m. Any deviation from this schedule shall be approved by the Owner.
- e. Contractor must adjust system to ensure compliance with any water restrictions.
- f. Any modifications to the irrigation system shall be submitted in writing for approval. Approval will be in writing to the Contractor. If the original request is not satisfactory to the Owner, an alternate plan may be requested. A detailed sketch for record documents will also be supplied to the Owner, prior to work commencing.

3.5.2 Monitoring/Adjustments

- a. The Contractor shall inspect the entire operation of the system no less than once every four weeks. A written report shall be furnished to the Owner at the completion of each inspection. During this inspection, the Contractor shall perform the following:
 - Activate each zone of the existing system.
 - Visually check for and report and damaged heads or ones needing repair.
 - Ensure the operation and coverage is sufficient for proper healthy landscape growing conditions.
- b. Spray patterns for all irrigation heads shall be adjusted, if required, when detected by the Contractor or as directed by the Owner. Removal of grass, debris grown over all heads, cleaning of clogged nozzles and screens shall be included in this scope of services.
- c. Any adjustments to the spray nozzles, spray patterns, controllers, etc. required to provide optimum growth of the landscape shall be provided on an as-needed basis as part of the base Scope of Services.

3.5.3 Valve/Valve Boxes

- a. The Contractor shall provide any miscellaneous cleaning of valves for proper functioning on an as-needed basis.
- b. The Contractor shall ensure that all valve boxes remain flush and level with grade. The valve boxes shall be kept free of any overgrowth of plant material or sod. The interior of each box shall be kept clean and the components accessible. Any damage to valve boxes or lids caused by the crew will be replaced at the contractor's expense.

3.6 **Pressure Washing** (This will be provided by Contractor as needed, as a billable item in addition to the contract price.)

- 3.6.1 Pressure washing shall be performed with the use of a 2,500-psi gas-powered pressure washing machine, unless otherwise specified. All hardscape structures, site furnishings, road bridges, roadside pedestrian structures, development entry features, regulatory signs, street signs, and the overflow weirs shall be treated twice per year, as directed by the Owner.

- 3.6.2 Park hardscape areas including the wood deck, site furnishings, and shade structures, and sidewalks and site furnishings shall be pressure washed weekly. All hand railings shall be lightly pressure washed and wiped down weekly.
- 3.6.3 If the Contractor experiences any damage to the finish of any hardscape items due to pressure washing, work shall stop immediately and the Owner notified.

3.7 Litter Removal

3.7.1 Landscape Areas

Any litter found in planting beds or in turf areas shall be collected and disposed of off-site prior to each mowing cycle.

3.7.2 Road Rights-of-Way, Ponds, and drainage easements .

Contractor shall monitor all road rights-of-way, stormwater ponds, and stormwater inlets, to collect any litter and dispose of the litter off-site.

4. UNSCHEDULED MAINTENANCE AND REPAIRS

The Contractor shall be equipped and organized to provide any unscheduled maintenance and repairs required in this Scope of Services. The following addresses the general procedures for unscheduled maintenance and repairs, response to damaged facilities and emergencies, and unscheduled maintenance activities.

4.1 General

The Contractor shall be responsible for all repairs within the limits of work unless directed otherwise by the Owner. Repairs that result from the Contractor's failure to properly perform the Services under this Scope of Services shall not be considered an Additional Service and, therefore, shall not warrant additional compensation to the Contractor. Repairs that, in the Contractor and Owner's opinion, are not as a result of Contractor negligence shall be deemed an Additional Service and shall, at the Owner's election, be made by the Contractor upon receipt of a Work Authorization from the Owner. When the Contractor determines that a repair is necessary, the Contractor shall submit to the Owner a Work Authorization form, together with the Contractor's estimate of the cost to perform the repair. Whenever possible, this Work Authorization and cost estimate should be sent to the Owner seven (7) calendar days in advance of the Contractor performing the Services. The Owner shall return one execute copy of the Work Authorization form and shall indicate the method of compensation. In the event the Services are to be provided on a unit price or time-and-material basis, within seven (7) calendar days upon completion of the Services, the Contractor shall submit to the Owner, an itemized listing of the Contractor's costs to perform the Services including all unit quantity items or labor, equipment, materials, and Subcontractor's accordingly. The itemized listing shall be presented in a format acceptable to the Owner and if requested by the Owner, shall include copies of invoices from others providing work or materials on the repair.

4.2 Damaged Facilities

4.2.1 Should the Contractor become aware of damage to the facilities within the area maintained by the Contractor, the Contractor shall notify the Owner as soon as possible. If the Owner elects to have the Contractor perform the repair, the Owner shall issue a Work Authorization to the Contractor to proceed with the repair.

4.2.2 Irrigation Repairs

- a. All breaks shall be repaired immediately. Lines shall be flushed thoroughly before installing new heads.
- b. All replacement parts shall be the same manufacture as the initial irrigation installation. Execution of all repairs/installation shall be as per original construction details/specifications.
- c. Above-ground irrigation components damaged by the Contractor while performing landscape maintenance activities shall be repaired and replaced by the Contractor within 24 hours at no charge to the Owner.
- d. Any damage on property due to washouts created by irrigation breaks that went undetected for a period of time due to negligence of the Contractor shall be repaired by the Contractor at no charge to the Owner.
- e. Irrigation components damaged by accident caused by someone other than the Contractor, by wear and tear, or by vandalism shall be reported to the Owner immediately. Execution and payment for these repairs is explained in Section 4.1.

4.3 **Emergency Repairs**

4.3.1 If the repair to a damaged facility is deemed an emergency and immediate repair is judged necessary by the Contractor, District Manager, District Engineer, or Owner, upon receipt of authorization by the Owner, the Contractor shall proceed with providing all material, labor, and equipment on a time-and-material basis necessary to make the repair and restore the facilities. If the repair is required due to Contractor's negligence, the Owner shall back charge the Contractor for the repair.

4.3.2 The Contractor shall provide any emergency repairs to the irrigation system immediately once detected by the Contractor, or within three hours of notification from the Owner. If the emergency repairs are due to Contractor negligence, the Contractor shall provide these repairs at its own expense. If these repairs are beyond the Contractor's control within the Scope of Services, the Contractor shall provide the repairs and submit an invoice on a time-and-material basis.

4.3.3 Emergency repairs, as agreed by the Owner, are the only repairs that will not require a Work Authorization from the Owner prior to commencing the repair. However, a Work Authorization will be completed and referenced on the Contractor's monthly invoice to the Owner.

4.4 **Unscheduled Maintenance**

The Contractor shall provide occasional unscheduled maintenance that is in addition to the base Scope of Services. The Contractor shall receive a Work Authorization from the Owner and shall respond and complete the request within two weeks or a mutually agreeable time with the Owner. The Contractor's cost estimate to provide the work shall be approved by the Owner prior to commencement. The Contractor shall be available and willing to provide the following unscheduled maintenance services:

- Raise the height of irrigation heads.
- Provide cleanup and touch-up finishes (paint, stucco, etc.) as necessary for any hardscape item in response to vandalism or acts of God.
- Provide landscape and irrigation materials, replacements, or repairs due to vandalism or acts of God.
- Provide site cleanup (litter removal, pressure washing, etc.) before and after community special events.
- Provide mowing of undeveloped areas.
- Provide, in late October of each year, over-seeding in undeveloped Bahia areas with Winter Rye. The Contractor shall provide seeding mix to the Owner for approval prior to application. Any reapplications required, in the Owner's opinion, due to poor germination or inconsistent coverage, shall be provided at the Contractor's own expense.
- Provide selective weeding and pruning for existing wooded areas.

5. **RESPONSE TIME**

The Contractor shall provide services and repairs within the amount of time indicated in this Agreement. The following is general response time information and requirements for the Emergency Response Program to be developed, implemented, and maintained by the Contractor.

5.1 **General**

The Contractor shall, on a timely and efficient basis, respond to any and all requests and perform all repairs, inspections, and observations, etc. stipulated in the Project Manual. The Contractor shall provide supervisory, operating and maintenance personnel as required who shall be available on call 24 hours per day, seven (7) days per week to respond to and correct any problems with any of the elements covered by this Agreement.

Response time, unless otherwise directed by the Owner, required by the Contractor for various maintenance activities is as follows:

- Standard maintenance activity adjustments: varies, as directed by Owner.
- Irrigation adjustments: 24 hours
- Standard repairs: one week
- Emergency repairs: three (3) hours
- Unscheduled maintenance request: as needed, as soon as four (4) hours
- Plant material replacement: two (2) weeks

Should the Contractor fail to respond to a request for any services addressed in this Project Scope within the required allotted time, the Owner shall, at the Contractor's sole expense, provide the requested services.

5.2 **Emergency Response Program**

The Contractor shall develop, implement, and maintain an Emergency Response Program (ERP) for emergency work that must proceed immediately to avoid property damage or result in a public health or safety hazard. The ERP shall address emergency situations including, but not limited to, the following items:

- Irrigation line breaks
- Equipment failures
- Chemical spills

Additionally, the ERP shall address the following:

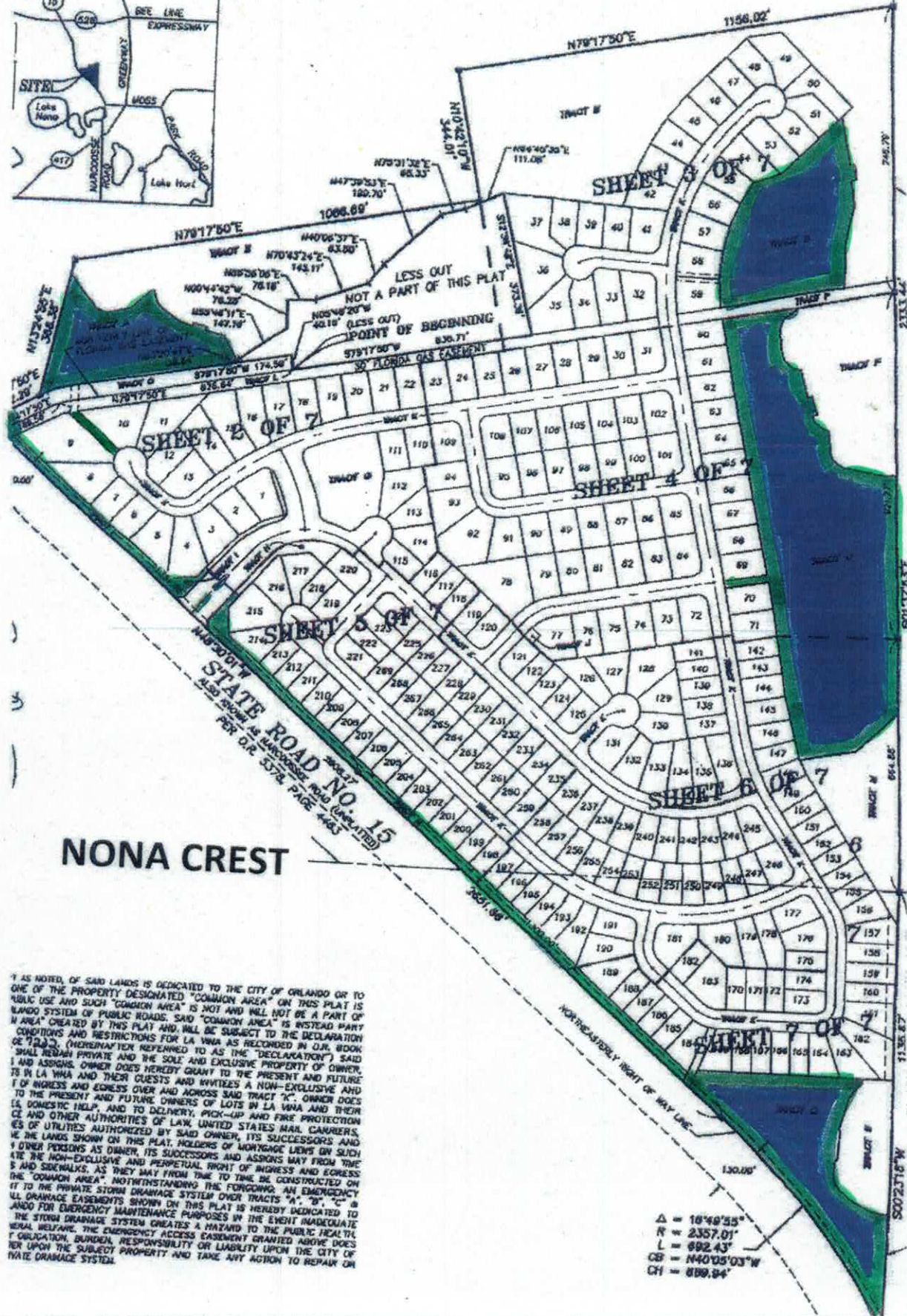
- Responsible parties to be notified
- Personnel, equipment, and emergency repair contractors on call and who will respond to each type of emergency
- Procedures for notifying the Owner, District Manager, the community, and other utility companies affected by the listed emergency
- The Contractor shall prepare, maintain and distribute an ERP manual detailing the procedures and responsibilities for the situations listed above and any other situation deemed appropriate by the Owner.

The ERP manual shall be included in the operations section of the Administrative/Maintenance/Operations program.

END OF SCOPE OF SERVICES

SECTION 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

VICINITY MAP
NOT TO SCALE



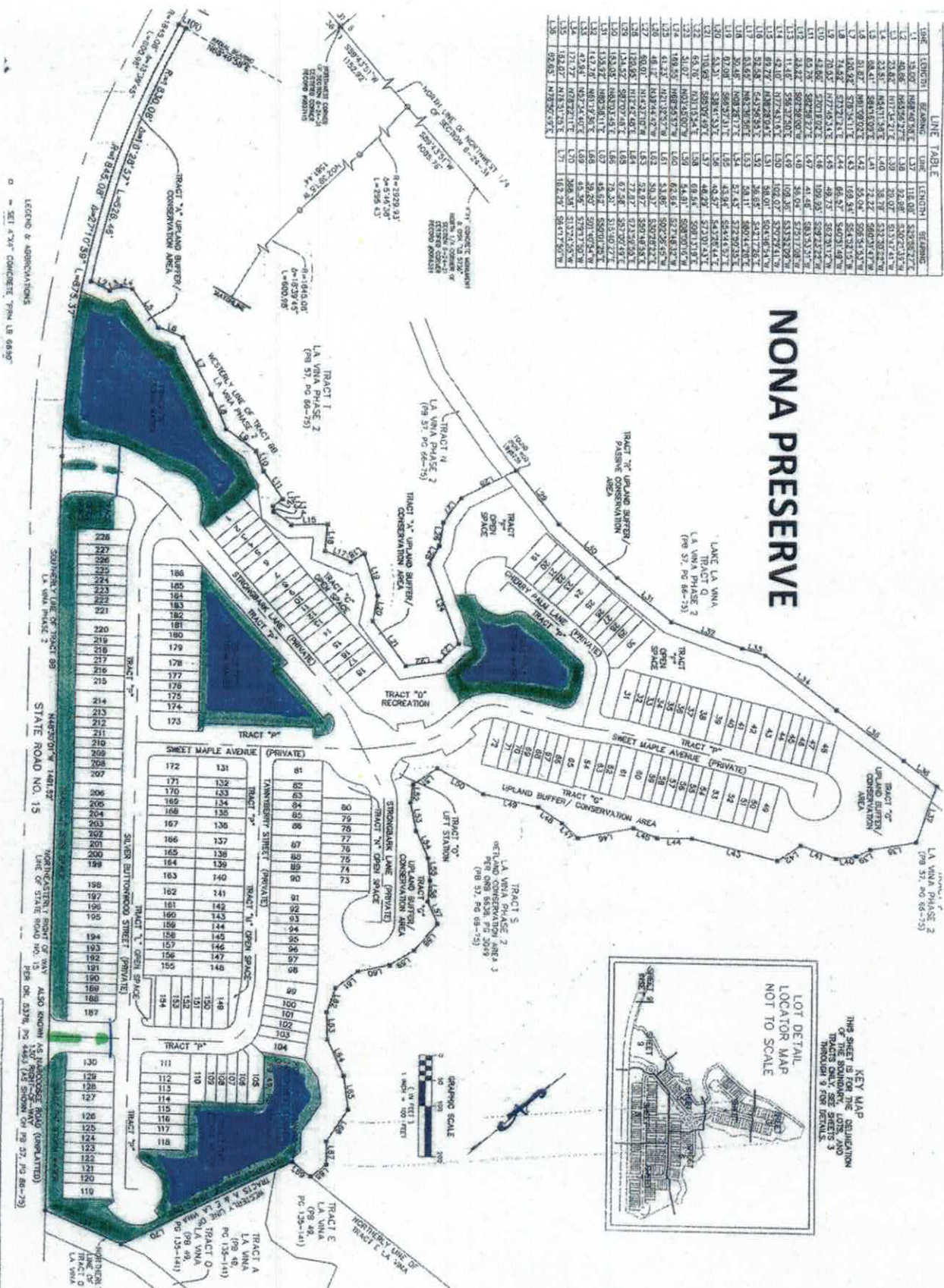
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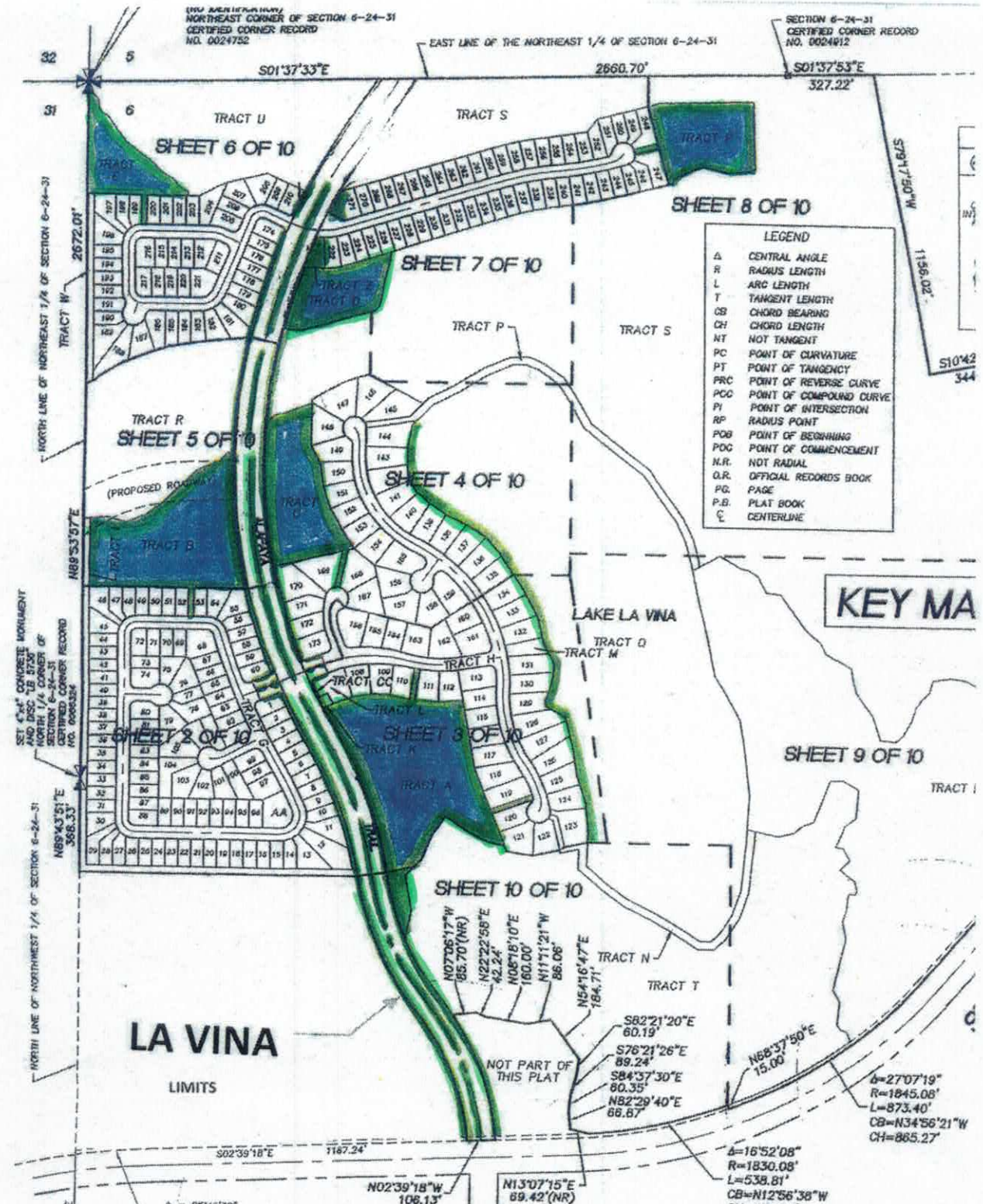
IT IS NOTED, OF SAID LANDS IS DEDICATED TO THE CITY OF ORLANDO OR TO ONE OF THE PROPERTY DESIGNATED "COMMON AREA" ON THIS PLAT IS PUBLIC USE AND SUCH "COMMON AREA" IS NOT AND WILL NOT BE A PART OF LANDO SYSTEM OF PUBLIC ROADS. SAID "COMMON AREA" IS INSTEAD MANY "AREA" CREATED BY THIS PLAT AND, WILL BE SUBJECT TO THE DECLARATION CONDITIONS AND RESTRICTIONS FOR LA VNA AS RECORDED IN OUR BOOK 02 120-2, (HEREINAFTER REFERRED TO AS THE "DECLARATION") SAID SHALL REMAIN PRIVATE AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, I AND ASSIGNS. OWNER DOES HEREBY GRANT TO THE PRESENT AND FUTURE IS IN LA VNA AND THEIR GUESTS AND INVITEES A NON-EXCLUSIVE AND F OF INGRESS AND EGRESS OVER AND ACROSS SAID TRACT "C". OWNER DOES TO THE PRESENT AND FUTURE OWNERS OF LOTS IN LA VNA AND THEIR IS, DOMESTIC HELP, AND TO DELIVERY, PICK-UP AND FIRE PROTECTION CE AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL, CARRIERS, ES OF UTILITIES AUTHORIZED BY SAID OWNER, ITS SUCCESSORS AND VE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENS BY SUCH I OTHER PERSONS AS OWNER, ITS SUCCESSORS AND ASSIGNS MAY FROM TIME TE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS S AND SIDEWALKS, AS THEY MAY FROM TIME TO TIME BE CONSTRUCTED ON THE "COMMON AREA". NOTWITHSTANDING THE FOREGOING, AN EMERGENCY IT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER TRACTS "A", "B", "C" B LL DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, ERAL WELFARE, THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES F OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF OR UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR RATE DRAINAGE SYSTEM.

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NONA PRESERVE

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1994 SURVEY
NORTHEAST CORNER OF SECTION 6-24-31
CERTIFIED CORNER RECORD
NO. 0024752

SECTION 6-24-31
CERTIFIED CORNER RECORD
NO. 0024812

LEGEND

Δ	CENTRAL ANGLE
R	RADIUS LENGTH
L	ARC LENGTH
T	TANGENT LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
NT	NOT TANGENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
RP	RADIUS POINT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
N.R.	NOT RADIAL
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
C	CENTERLINE

KEY MAP

SET 4"x4" CONCRETE MONUMENT AND DISC 1B 5750 NORTH 1/4 CORNER OF SECTION 6-24-31 CERTIFIED CORNER RECORD NO. 0006324
 NORTH LINE OF NORTHWEST 1/4 OF SECTION 6-24-31
 N89°43'51"E 366.33'
 N89°33'57"E 2672.01'
 TRACT W
 NORTH LINE OF NORTHWEST 1/4 OF SECTION 6-24-31
 N89°43'51"E 366.33'
 NORTH LINE OF NORTHWEST 1/4 OF SECTION 6-24-31
 N89°43'51"E 366.33'
 N89°43'51"E 1152.82'
 31

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: DEVELOPMENT ON THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 58, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY.

COMMON AREA:
 NO PART EXCEPT AS NOTED, OF SAID LANDS IS DEDICATED PUBLIC. NONE OF THE PROPERTY DESIGNATED "COMMON AREA" IS NOT ORLANDO SYSTEM OF PUBLIC ROADS. SAID "COMMON AREA" CREATED BY THIS PLAT AS TRACTS "G" & "I" COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOOK 745 R, PAGE 2791, & DATA AT LA VINA AS

Δ = 05°46'38"
 R = 2929.93'
 L = 295.43'
 CB = N05°32'37"W
 CH = 295.51'

N02°39'18"W 106.13'

N13°07'15"E 89.42'(NR)

Δ = 16°52'08"
 R = 1830.08'
 L = 538.81'
 CB = N12°56'38"W
 CH = 536.87'

Δ = 27°07'19"
 R = 1845.08'
 L = 873.40'
 CB = N34°56'21"W
 CH = 865.27'

S82°21'20"E 60.19'
 S76°21'26"E 89.24'
 S84°37'30"E 60.35'
 N82°29'40"E 68.67'

N68°37'50"E 15.00'

N07°06'17"W 85.70'(NR)
 N22°22'58"E 42.24'
 N06°18'10"E 160.00'
 N11°11'21"W 86.06'

N54°16'47"E 184.71'

LA VINA
 LIMITS

SHEET 10 OF 10

SHEET 3 OF 10

SHEET 2 OF 10

SHEET 4 OF 10

SHEET 5 OF 10

SHEET 7 OF 10

SHEET 6 OF 10

SHEET 8 OF 10

SHEET 9 OF 10

S1042
 344

LAKE LA VINA



Agreement

LANDSCAPE/GROUNDS MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT is made and entered into effective as of the ____ day of _____, 2022, between **NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as "Owner" or "District"), with a mailing address is, 219 E. Livingston St, Orlando, Florida 32801, and _____ (hereinafter referred to as "Contractor"), whose mailing address is _____

RECITALS

In consideration of the premises and the mutual covenants and obligations contained in this Agreement, the parties agree as follows:

1. DEFINITIONS.

a. Agreement. The Agreement consists of this Maintenance Services Agreement, the Scope of Services, the form of General Release, the Work Authorization form, and all other documents enumerated on the List of Exhibits set forth below. The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 8.

b. Services. The term Services as used in this Agreement shall be construed to include all Services set forth in Exhibit B, all obligations of Contractor under this Agreement, including any addenda or special conditions, and where any Work Authorizations have been issued pursuant to Article 8 of this Agreement, the changed services set forth therein.

2. SCOPE OF SERVICES.

a. A description of the nature, scope and schedule of services to be performed by Contractor under this Agreement shall be as follows: The services as generally indicated by the documents identified in Exhibit B (attached hereto and incorporated herein by reference).

b. The following List of Exhibits is applicable to the Services:

- i. Exhibit A, List of Contract Documents.
- ii. Exhibit B, Scope of Services.
- iii. Exhibit C, Work Authorization Form.
- iv. Exhibit D, General Release.

3. COMMENCEMENT OF SERVICES. Contractor shall commence its Services on _____, 2023, and shall perform the same in accordance with any schedules set forth in these Contract documents, including but not limited to schedules set forth within the Scope of

Services in Exhibit B.

4. DISTRICT MANAGER.

a. The Owner's authorized representative shall be Governmental Management Services CF, LLC, (herein referred to as the "District Manager") with a mailing address is 219 E. Livingston St, Orlando, Florida 32801, Attention: George Flint; provided, however, that the Owner may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the Owner's representative for the purpose of this Agreement.

b. All actions to be taken by, all approvals, notices, consent, directions and instructions to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the Owner shall be taken, given and made by, or delivered or given to the District Manager in the name of and on behalf of the Owner; provided, however, that the Owner (and not the District Manager) shall be solely obligated to the Contractor for all sums required to be paid by the Owner to the Contractor hereunder.

5. BASIS FOR COMPENSATION AND PAYMENTS.

a. Provided that the Contractor shall strictly perform all of its obligations under this Agreement, and subject only to additions and deductions by Work Authorizations as set forth in Article 8, the Owner shall pay to Contractor for its Services as set forth in Article 2, an annual Fixed Fee in the amount of \$_____, to be paid in twelve equal monthly installments of (\$_____), together with any additional fees for services rendered in connection with Work Authorizations as defined below.

b. The Contractor shall on the 15th day of each calendar month deliver to the Owner an invoice in such form and with such detail as the Owner requires.

c. Based on the invoice, and the approval issued by the Owner, the Owner shall make monthly payments to the Contractor on account of the Fixed Fee plus additional fees in connection with Work Authorizations. Such monthly payments shall be made on or before the 30th day of each calendar month or the 30th day after receipt by the Owner of the Contractor's invoice and of such other documentation to verify the amount owed as the Owner may require, whichever is later; provided, however, that the Owner shall have no obligation to make payment as aforesaid if it has withheld approval of any invoice.

d. Work Authorizations shall mean orders or directives, in the form attached hereto as Exhibit C, issued by the Owner. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the Owner's sole discretion, such amount to be invoiced and paid in accordance with the terms set forth in this

article, in accordance with paragraphs b. and c. above. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of Owner to perform the same in accordance with the provisions of Article 8 of this Agreement.

f. Owner retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2, or as amended in any Work Authorization, in accordance with the provision of Article 8 of this Agreement. Should this occur, a revised Scope of Services and Price Sheet will be agreed upon in writing by both Owner and Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

a. Contractor hereby represents to Owner that: (i) it has the experience and skill to perform the Services as set forth in this Agreement; (ii) that it shall comply with all applicable federal, state and local laws, rules, codes and orders of any public, quasi-public or other government authority; (iii) it is duly licensed to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area and, to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Services.

b. The Contractor warrants to the Owner that all materials furnished under this Contract shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with This Agreement.

7. INSURANCE: INDEMNIFICATION.

a. Contractor shall, throughout the performance of its Services pursuant to this Agreement, maintain:

(i) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of \$1,000,000 and \$1,000,000, respectively, combined single limit per occurrence, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's Services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars (\$100,000) per occurrence.

b. All such insurance required in Paragraph 7.a., shall be with companies and

on forms acceptable to Owner and shall provide that the coverage there under may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Owner; the insurance required under paragraph 7.a.(i) shall name as additional insured's the Owner, the Board of Supervisors, and the District Manager. Certificates of insurance (and copies of all policies, if required by the Owner) shall be furnished to the Owner. In the event of any cancellation or reduction of coverage, the Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to Owner whatsoever.

c. Contractor shall defend (if requested by Owner), indemnify and hold harmless, Owner, its Board of Supervisors, and the District Manager, against any and all claims, demands, suits, judgments, losses, or expenses of any nature whatsoever (including attorneys fees) arising directly or indirectly from or out of: any act or omission of Contractor, its officers, directors, agents or employees; any breach of Contractor's representations as set forth in this Agreement, or any other failure of Contractor to comply with the obligations on its part to be performed under this Agreement. The provisions of this paragraph shall survive the expiration or earlier termination of this Agreement, and shall include, but not be limited to, costs and expenses of any kind or nature that arise directly or indirectly from or in connection with the presence, suspected presence, release or suspected release of any hazardous substance in or into the air, soil, surface water, groundwater or soil vapor at, on or about, under or within the real property of the District, or any portion thereof, as a result of activities of Contractor under this Contract.

d. Nothing herein shall be construed as or constitute a waiver of Owner's Immunity or limitations on liability beyond those contained in section 768.28, Florida Statutes, or other statute or law.

8. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

a. A Work Authorization shall be in writing by the Owner, in the form and manner attached to this Agreement as Exhibit C, which shall consist of additions, deletions or other modifications to the Agreement.

b. The Owner may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scopes of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the Owner. Upon receipt of any such Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

9. PROTECTION OF PERSONS AND PROPERTY.

a. The Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to all persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents, guests, visitors, invitees and

licensees of the Owner and community residents, tenants, and the general public that may be

affected thereby.

b. All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the Owner and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

c. The Contractor shall at all times keep the general area in which the Services are to be performed clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The Owner may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the Owner may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the Owner may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the Owner in undertaking such action against any sums then or thereafter due to the Contractor.

10. BOOKS AND RECORDS. Contractor shall maintain comprehensive books and records relating to any Services performed under this Agreement, which shall be retained by Contractor for a period of at least four (4) years from and after the completion of such Services. Owner, or its authorized representatives, shall have the right to audit such books and records at all reasonable times upon prior notice to Contractor. The provisions of this paragraph shall survive the expiration or early termination of this Agreement. Such books and records may be subject to public records laws and may be treated as such.

11. ASSIGNMENT. This Agreement is for the personal services of Contractor and may not be assigned by Contractor in any fashion, whether by operation of law, or by conveyance of any type including, without limitation, transfer of stock in Contractor, without the prior written consent of Owner, which consent Owner may withhold in its sole discretion. Owner retains the right to assign all or any portion of this Agreement at any time. Upon such assignment, and provided the Assignee shall, in writing, assume Owner's obligations under this Agreement, Owner shall be automatically released and discharged from any and all of its obligations under this Agreement, and Contractor shall thenceforth look solely to the Assignee for performance of Owner's obligations under this Agreement.

12. SUSPENSION OR TERMINATION.

a. Anything in this Agreement to the contrary notwithstanding, Owner shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor. In the event of termination, Owner's sole obligation and liability to Contractor, if any, shall be to pay to Contractor that portion of the fee earned by it, plus any earned amounts for extra Services performed pursuant to Articles 5 and 8, through the date of termination.

b. If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver,

refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the Owner, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Contract, then the Owner may, without prejudice to any other right or remedy available to the Owner and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of the Contractor. In addition, without terminating this Contract as a whole, the Owner may, under any of the circumstances set forth above, terminate any portion of this Contract (by reducing, in such manner the Owner deems appropriate, the Scope of the Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the Owner may deem expedient.

13. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

a. Nothing contained in the Agreement shall create any contractual relationship between the Owner and any Subcontractor. However, it is acknowledged that the Owner is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

b. Contractor shall coordinate the services of any Subcontractors, and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and the coordination of all Services furnished by the Contractor or its Subcontractors.

c. All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and conditions of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the Owner, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

14. NOTICE.

a. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, facsimile, or courier service, and shall be deemed given when received by the addressee. Notices shall be addressed as follows:

If to Owner: Narcoossee Community Development District
219 E. Livingston St.
Orlando, Florida 32801
Attention: Jason Showe

If to Contractor: _____

and to such other address as either party may direct by notice given to the other as hereinabove provided.

b. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice.

15. LEGAL PROCEEDINGS.

a. The Agreement shall be construed and interpreted in accordance with the laws of the State of Florida and shall constitute the entire and sole understanding of the parties hereto notwithstanding any prior or written statements, instructions, agreements, representations, or other communications.

b. Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Agreement, or arising out of any matter pertaining to this Agreement or the Services to be performed hereunder, shall be submitted for trial, without jury, before the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida; or, if the Circuit Court does not have jurisdiction, then before the United States District Court for the Middle District of Florida (Orlando Division); or if neither of such courts shall have jurisdiction, then before any other court sitting in Orange County, Florida, having subject matter jurisdiction. The parties consent and submit to the jurisdiction of any such court and agree to accept service of process outside the State of Florida in any matter to be submitted to any such court pursuant hereto, and expressly waive all rights to trial by jury regarding any such matter.

c. In the event that any provision of the Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity or, if this leads to an impracticable result, shall be stricken but, in either event, all other provisions of the Agreement shall remain in full force and effect.

16. Term. Owner desires to employ the services of Contractor to perform the herein described services for a period beginning on the date as described in Article 3, and ending on September 30, 2022. Thereafter, the parties have the option of renewing the contract for two (2) additional one-year periods upon mutual agreement in writing.

17. MISCELLANEOUS PROVISIONS.

a. Any failure by Owner to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and Owner may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.

b. The acceptance of final payment under this Agreement, or the acceptance of final payment upon early termination hereof, shall constitute a full and complete release of Owner by Contractor from any and all claims, demands and causes of action whatsoever which Contractor may have against Owner in any way related to the subject matter of this Agreement and Contractor shall as a condition precedent to receipt of final payment from owner, submit to the Owner a fully and properly executed general Release, in the form attached to this Agreement.

Neither the Owner's review, approval or acceptance of, nor payment for, any of the Services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement and Contractor shall be and remain liable to Owner in accordance with law for all damages to Owner caused by the Contractor's performance of any of the Services furnished pursuant to this Agreement.

c. It is understood and agreed that Contractor is acting as an independent contractor in the performance of its obligations hereunder, and nothing contained in this Agreement shall be deemed to create an agency relationship between Owner and Contractor.

d. The rights and remedies of Owner provided for under this Agreement are cumulative and are in addition to any other rights and remedies provided by law.

e. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained in Article 6 of the Agreement, the Contractor acknowledges that prior to execution of the Agreement it has thoroughly reviewed and inspected the Contract documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

18. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any

duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

Governmental Management Services-Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801
TELEPHONE: (407) 841-5524
EMAIL: jshowe@gmscfl.com

19. E-Verify Requirement. The District is subject to the requirements of section 448.095, Florida Statutes, pertaining to the use of the E-Verify system to confirm the work authorization status of all employees hired on or after January 1, 2021.

A. By signing this Agreement Contractor acknowledges and confirms that it is registered with and uses the E-Verify system to confirm the work authorization status of all new hires. Contractor further confirms that it shall only subcontract work to be performed under this Agreement to subcontractors who are registered with and use the E-Verify system and have provided to Contractor the affidavit described in section 448.095(2)(b). Contractor must maintain a copy of the subcontractor's affidavit for the duration of this Agreement.

B. Upon a good faith belief that Contractor has knowingly violated section 448.09(1), District shall terminate this Agreement. Such termination shall not constitute a breach by the District. In addition, Contractor may not thereafter be awarded a public contract for at least 1 year after the date on which this Agreement was terminated and shall be liable to District for any additional costs incurred thereby as a result of the termination.

C. Upon a good faith belief that any of Contractor's subcontractors have knowingly violated section 448.09(1), but the Contractor otherwise complied with this

subsection, District shall promptly notify the Contractor and order the Contractor to immediately terminate its contract with the subcontractor.”

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

Contractor:

Owner:

NARCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT
219 E. Livingston St.
ORLANDO, FL 32801

By: _____

Its: _____

Dated: _____

By: _____

Its: _____

Dated: _____

EXHIBIT C

WORK AUTHORIZATION FORM

Exhibit C

Work Authorization

Contract No.

Contract No.

Date:

Work Authorization No. ____ - ____ - ____

Budget Code: CDD

To: (Company Name)

Pursuant to the Maintenance Services Agreement dated _____, the Contractor agrees to perform the services described below for a fixed fee to be computed in the manner set out below or in accordance with Article 5 of the Agreement.

Description of Work Authorization services:

Bill to: District

The following is/are applicable to this Work Authorization as marked:

_____ A. As a result of this Work Authorization, the Contractor shall be compensated a fee in the amount of \$_____

_____ B. Contractor shall proceed immediately with this Work Authorization on a time and material basis in accordance with the _____ contract Documents. Time and material tickets should be submitted daily to the Program Manager.

_____ C. Contractor shall proceed immediately with this Work Authorization on a unit price basis in accordance with _____ the Contract Documents.

The total amount of this Work Authorization shall be full and complete consideration to the Contractor for performance of the services set forth above and the Contractor hereby waives any and all claims arising out of or related to the services covered by this Work Authorization.

Contractor shall commence the aforesaid authorized services upon the execution hereof and shall perform the same in accordance with the terms and conditions of the Agreement which remain in full force and effect.

This Work Authorization represents the entire and integrated agreement between the parties, and supersedes all prior negotiations and qualifications, for these authorized services; but this Work Authorization and the services contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Agreement including without limitation, those concerning payment.

Accepted and Agreed by Contractor:

For Owner:

Company Name

Narcoossee Community Development District

By: _____

Date: _____

By: _____

Date: _____

By: _____

Date: _____

By: _____

Date: _____

For Review and Approval (if applicable):

District Engineer:

By: _____ Date: _____

Completed by: _____ Date: _____

EXHIBIT D
GENERAL RELEASE

The undersigned, for and in consideration of the payment of the sum of \$ _____ , paid by Narcoossee Community Development District, (hereinafter referred to as Owner), receipt of which is hereby acknowledged as complete compensation for performance of Contract Number _____, does hereby fully and completely discharge and release the Owner, its agents, employees, consultants, officers, directors, successors and assigns, the District Manager, and the District Engineer from any and all debts, accounts, promises, damages, liens, encumbrances, causes of action, suits, bonds, liabilities, judgments, claims and demands whatsoever, in law or in equity, which the undersigned ever had, now has or might hereafter have on account of labor performed, material furnished or services rendered, directly or indirectly, for the contract between the parties dated _____ (the Contract). The undersigned here certifies that all material, suppliers, subcontractors or others furnishing labor, goods, supplies or materials in connection with the Contract have been fully paid and satisfied and hereby agrees to hold harmless and indemnify Owner from any such claims, liens, demands, judgments, causes of action, suits or other liabilities which Owner/Engineer may incur as a result of any such non-payment or other dispute. The undersigned further agrees that in the event Owner is required, in its sole discretion, to enforce this release or the Contract in court proceedings or otherwise, then Owner shall be entitled to recover reasonable attorneys fees and costs incurred, whether incurred at trial, on appeal or in alternative dispute resolution.

Witnesses:

Print Name of Contractor

Authorized Signature

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 2018, by _____, who is personally known / produced identification.


Notary Public
State of Florida at Large
My Commission Expires:



Lawsuits & Legal

N/A

Providing exceptional landscape services to partners across the state of Florida.

				
	 <p>UNITED Land Services</p> <p>Jena Rodgers Regional Sales Director</p> <p>6386 Beth Rd Orlando, FL 32824 jrodgers@unitedlandservices.com</p> <p>O: 321-281-8861 C: 407-230-0117</p>			
				
				

United We Grow!



*Uniting partners through exceptional
landscape services*

SECTION D



Landscape & Irrigation Maintenance Proposal

Prepared for

Narcoossee Community Development District

November 2022



YELLOWSTONE
LANDSCAPE



407.814.2400 tel

2809 Forsyth Road
Winter Park, FL 32792

November 2, 2022

Jason Showe, District Manager
Governmental Management Services
219 Livingston Street
Orlando, FL 32801

Re: Response to Request for Landscape Maintenance Services for Narcoossee Community Development District

To Mr. Showe and Committee,

Thank you for the opportunity to bid the landscape maintenance for Narcoossee Community Development District. Our proposal has been created to address your specific needs and expectations.

Our enclosed proposal includes the following sections:

- **Required Documents:** Proposal forms included in your RFP, as well as notarized documents.
- **Personnel:** Information about our company and local offices, our management staff allocated to serving your communities, and a summary of how plan we organize our service crews.
- **Experience & References:** Examples of our current projects, which are similar in scope to your needs and expectations, and references for these projects.
- **Startup Plan:** Our 30-60-90 Day Plan that outlines what our maintenance crew, irrigation team, fert/chem team, and account manager will accomplish in the first 90 days. This also includes a letter describing how we intend to accomplish all landscaping tasks outlined in your scope of work. We've also included a daily task sheet and mow and detail maps for the property.
- **Pricing Summaries:** Completed pricing forms from your RFP.

We welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that Narcoossee Community Development District can be proud of.

Sincerely,

Nicole Ailes

Nicole Ailes
Business Development Manager
Yellowstone Landscape
nailes@yellowstonelandscape.com
559.977.4719



REQUIRED DOCUMENTS

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED November 2, 2022

1. Proposer Yellowstone Landscape An Individual
[Company Name] A Limited Liability Company
 A Limited Liability Partnership
 A Partnership
 A Corporation
 A Subsidiary Corporation

2. Proposer Company Address:

Street Address 2809 Forsyth Road

P.O. Box (if any) _____

City Winter Park State FL Zip Code 32792

Telephone 407.814.2400 Fax no. 352.901.6842

1st Contact Name Nicole Ailes Title Business Development Manager

2nd Contact Name Landon Pyle Title Business Development Manager

3. Parent Company Name (if applicable) Yellowstone Landscape- Southeast LLC

4. Parent Company Address (if different):

Street Address 3235 N. State Street

P.O. Box (if any) PO Box 849

City Bunnell State FL Zip Code 32110

Telephone 386.437.6211 Fax no. 386.437.5143

1st Contact Name Tim Portland Title CEO

2nd Contact Name Brian Wester Title Regional Vice President

5. List the location of the Proposer's office which would perform LSPCDD work.

Street Address 2809 Forsyth Road

P.O. Box (if any) _____

City Winter Park State FL Zip Code 32792

Telephone 407.814.2400 Fax no. 352.901.6842

1st Contact Name Josh Cochran Title Branch Manager

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

yes () (Proceed to Question 6.1) no (X) (Proceed to Question 6.2)

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? yes () no ()

If no, please explain

Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

The State in which Proposer is incorporated? Delaware

Is the Company in good standing with that State? yes (X) no ()

If no, please explain

Date incorporated January 28, 2008 Charter No. 20-2993503

Is the applicant registered with the State of Florida? yes (X) no ()

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes (~~X~~) (Proceed to Question 7.1) No () (Proceed to Question 7.2)

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes (X) no ()

If no, please explain

Is the Proposer in good standing with the State of Florida? yes (~~X~~) no () If no, please explain

Date Proposer was organized: April 11, 2005

7.2 If no, provide the following:

The State in which Proposer is organized: _____

Is the Proposer in good standing with that State? yes () no ()

If no, please explain _____

Date Proposer was organized: _____

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes () no () If no, please explain _____

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract? yes (X) no ()

8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (attach additional sheets if necessary): *Copies under Personnel Tab

Type of registration Certified Pest Control Operator

License No JF23588 Expiration Date June 1, 2023

Qualifying individual David Boldman Title Fert/Chem Manager

List company(s) currently qualified under this license _____

Yellowstone Landscape

8.2 Does the Proposer hold any registrations or licenses with Orange County applicable to the contract? yes (X) no () *Copies under Personnel Tab

If yes, please list and provide a photocopy of each listed license or registration:
Landscape, Irrigation, and lawn care business tax receipts

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

(2018) \$7,000,000, (2019) \$8,000,000, (2020) \$7,500,000.

10. List the Proposer's Orange County area annual dollar value of work completed for the most current year (2020) \$10,000,000.00.

11. Does your company propose to subcontract any of the required work?
yes (X) no ()

If yes, please explain

We will subcontract mulch installation to Mulch, Inc. and palm pruning to Enviro Tree Services.

10. What is the total number of personnel servicing the Orange County area? 150.

11. What is the total number of trucks servicing the Orange County area? 55.

12. Does your company have a certified arborist on staff? yes (X) no ()

13. Does your company employ formal training and certification procedures for employees?

yes (X) no ()

If yes, briefly explain

Employees go through a certified pesticide applicator training to spray herbicide.

All company drivers go through a driver safety training. All employees sit through a weekly safety meeting to go over different safety topics.

17. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance)

**Copy under Personnel tab*

General Liability \$ 2,000,000.00

Automobile Liability \$ 1,000,000.00

Workers Compensation \$ 2,000,000.00

Expiration Date April 30, 2023

18. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes () no (X)

If yes, please describe each violation, fine, and resolution _____

18.1 What is the Proposer's current worker compensation rating? .83

18.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?

yes () no ()

If yes, please describe each incident _____

Yellowstone Landscape
Name of Proposer

By: Nicole Ailes

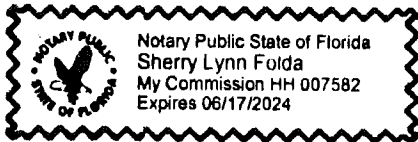
This 14 day of November, 2021

By: Nicole Ailes, Business Development
[Type Name and Title of Person Signing] Manager

(Apply Corporate Seal, if
filing as a corporation)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14th day of November, 2022, by Nicole Ailes, of the Yellowstone Landscape who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Sherry Lynn Folda
Signature of Notary taking acknowledgment

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida
COUNTY OF Orange

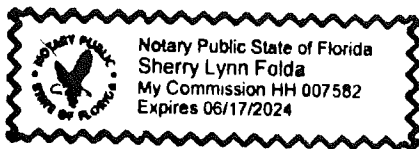
I Nicole Ailes, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a Business Development Manager in the firm of Yellowstone Landscape, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 14 day of November, 2022.

Nicole Ailes
Signature by authorized representative of Proposer

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14th day of November, 2022, by Nicole Ailes, of the Yellowstone Landscape who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Sherry Lynn Folda
Signature of Notary taking acknowledgment

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

**ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS
AND PROPOSAL SIGNATURE FORM**

This Proposal for landscape maintenance services has been submitted on this 18 day of November, 2022 by Yellowstone Landscape [company] whose business address is 2809 Forsyth Road, Winter Park, FL 32792, telephone number is 407-814-2400, and fax number is 352-901-6842.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Narcoossee Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. 1 dated 11/14/22

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Narcoossee Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Yellowstone Landscape By: Nicole Ailes
Name of Proposer

This 14 day of November, 2022 By: Nicole Ailes, Business Development Manager
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if filing as a corporation)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 14th day of November, 2022, by Nicole Ailes, of the Yellowstone Landscape who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



Sherry Lynn Folda
Signature of Notary taking acknowledgment

Narcoossee Community Development District

Addendum #1

RFP 2023-100

Landscape Maintenance Services

November 14, 2022

To: All Prospective Bidders:

The following changes, additions, clarifications, and deletions amend the Bid Documents of the above captioned Project and shall become an integral part of the Contract Documents. Please note the contents herein and affix same to the documents you have on hand. Indicate on the Bid Form that this Addendum has been received.

Section 6. Pricing Form:

- The Pricing Sheet has been updated to reflect only monthly irrigation inspections. See attached.

Please sign and return by mail or fax to (407) 841-5524.

NAME OF FIRM: Yellowstone Landscape

SIGNATURE: Nicole Ailes

DATE: 11/14/22

ADDENDUM #1 – RFP #2023-100
LANDSCAPE MAINTENANCE SERVICES

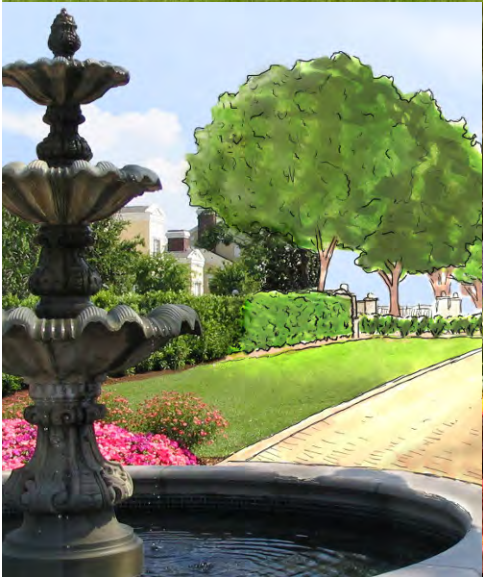


PERSONNEL



YELLOWSTONE

LANDSCAPE



Yellowstone Landscape began in 2008 with the unification of established, independently successful regional landscape companies.

We've been linked by a common goal to better serve our clients, sharing decades of experience in landscape maintenance, landscape design and installation, and tree care services.

As one of the landscape industry's fastest growing and most awarded commercial landscaping

companies, we are proud to serve more than three thousand client properties from our local branch facilities, across the South, Southwest, and Midwest.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.

Proud to Serve Orlando



*Excellence in Commercial Landscaping
for Your Orlando Area Properties*

Yellowstone Landscape is proud to serve Central Florida’s commercial landscaping needs from two branch locations in Orlando. With **more than 250 local employees**, we’re one of the largest and most awarded commercial landscape service firms in the greater Orlando area.

We offer landscape design, landscape installation, and landscape maintenance services

to some of the area’s most beautiful homeowner associations, resorts and hotels, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail shopping centers.

Our service teams are ready to provide you with **Orlando’s most professional and responsive commercial landscaping services**, always tailored to your needs and expectations.

Orlando-North Offices
1930 Silver Star Road
Orlando, FL 32804
407.814.2400

Orlando-South Offices
1773 Business Center Lane
Kissimmee, FL 34758
407.396.0529

Landscape Maintenance



Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to look its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into **your Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.

Irrigation Installation & Management



There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources**. Once installed, we always adhere

to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system**.

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

Landscape Design



YELLOWSTONE
LANDSCAPE



You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

Our Designers are specially trained, creative professionals. They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create **photo renderings** so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, we offer Landscape Design as a complimentary service to current Landscape Maintenance clients when we install your landscape enhancement.

Committed to Safety



Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a safe, healthy work environment, kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to behave professionally and remain alert to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

Industry Recognition



Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

- Rockstar BMX Park; Houston, Texas; 2020
- Old Palm; Palm Beach Gardens, Florida; 2019
- The Peninsula; Charlotte, North Carolina; 2019
- Emory Johns Creek Hospital; Atlanta, GA; 2019
- Del Webb Lake Oconee; Greensboro, Georgia; 2018
- Mesa Del Sol; Albuquerque, New Mexico; 2018
- Hermann Park; Houston, Texas; 2017
- Walton Riverwood; Atlanta, Georgia; 2017
- Swan and Dolphin Resort; Orlando, Florida; 2016
- Cane Island Amenity Village; Houston, Texas; 2016

- Tradition; Port St Lucie, Florida; 2015
- Rob Fleming Park; The Woodlands, Texas; 2014
- AAA Headquarters; Orlando, Florida; 2013
- Technology Park Atlanta; Atlanta, Georgia; 2013
- Boeing 787 Facility; Charleston, South Carolina; 2012
- Waldorf Astoria Resort; Orlando, Florida; 2012
- Grand Haven; Palm Coast, Florida; 2011
- Fleming Island Plantation; Jacksonville, Florida; 2010
- Hammock Beach Resort; Palm Coast, Florida; 2008
- Reunion Resort & Club; Orlando, Florida; 2007

Environmental Stewardship



As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination of targeted management tools rather than broad blanket applications to create an environment free from pests and disease.

Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation

and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment. Our firm's EFI equipment purchases over the past 6 years have dramatically reduced greenhouse gas emissions over previously used carbuerated models.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

Our People. Your Partner.



YELLOWSTONE
LANDSCAPE



At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 2500 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

We're proud of our people. We want you to be proud of your landscape service partner.

Principal Officers



Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.



Tim Portland has served as *Chief Executive Officer* of Yellowstone Landscape since 2012. Prior to joining Yellowstone, Mr. Portland was the CEO of United Subcontractors, one of largest installers of insulation and other building products in the country. Over his ten year career at Scotts Miracle-Gro, he led several lines of Scotts' businesses. For five years before joining Scotts, Mr. Portland was a management consultant with McKinsey and Company. He has an MBA from the University of Virginia's Darden Business School, and an undergraduate degree from Dartmouth College.



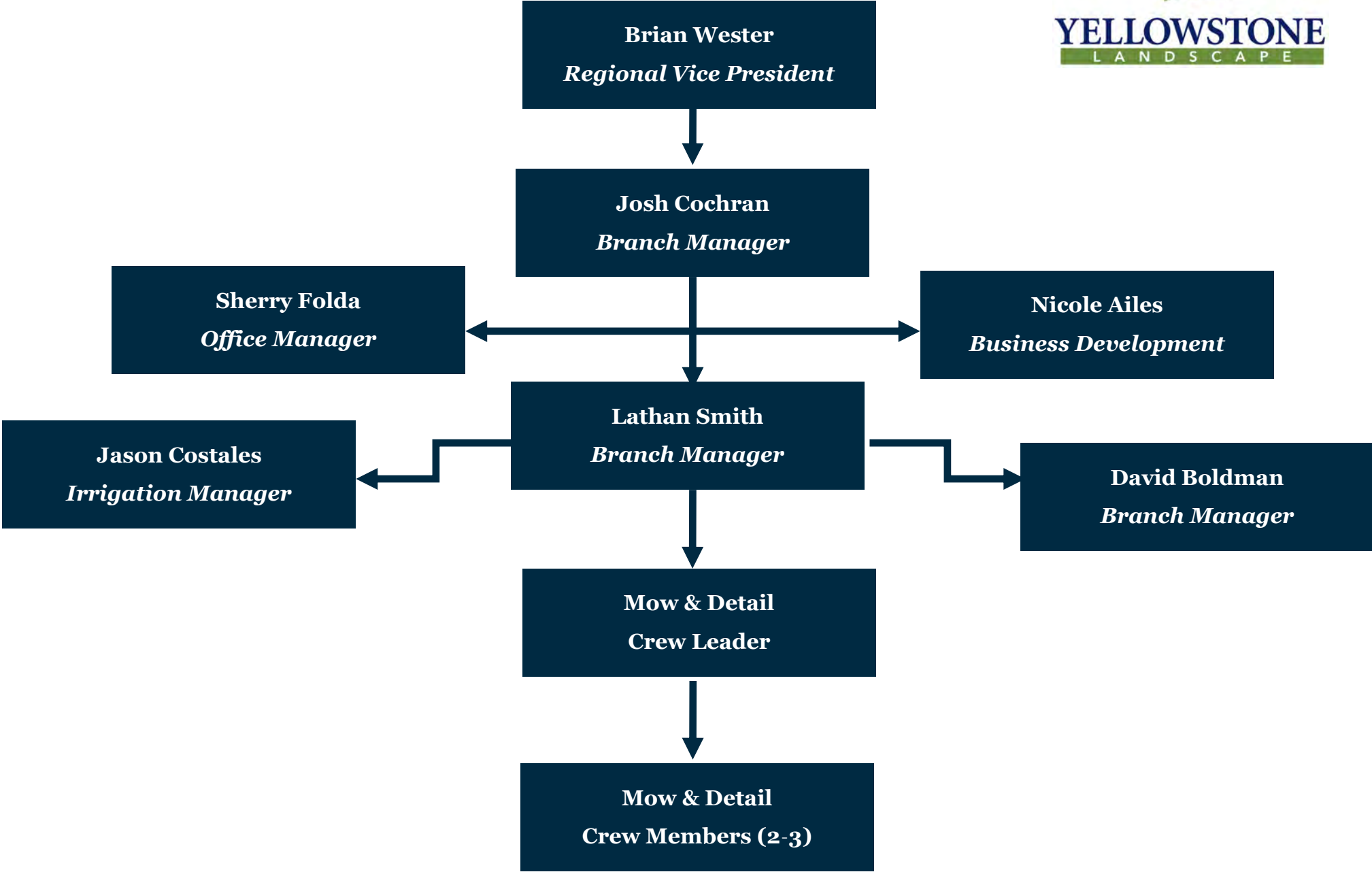
Harry Lamberton joined Yellowstone in 2022 as *President* to drive continuous improvement in Yellowstone's growth, quality, and safety applying expertise gained from over 20 years of leading environmental and sustainability businesses at Waste Management. His track record includes driving profitable growth in multiple operational assignments - including branch-based businesses, launching new and expanding existing business lines. Harry earned a BA from the University of New Hampshire and an MBA from the Goizueta School of Business at Emory University.



Elise Johnson has been Yellowstone Landscape's *Vice President of Human Resources* since joining the company in 2010. She earned her bachelor's degree from Dickinson College, before completing a Master's Program at Rutgers, The State University of New Jersey. Before joining Yellowstone, Ms. Johnson held similar positions at investment firms in New York and New Jersey. As Vice President of Human Resources, Ms. Johnson and her staff's responsibilities include recruiting, employee retention, training, and compliance.



James Herth is Yellowstone Landscape's *Vice President of Business Development*, a position he accepted in 2014, after joining the company in 2011 as Branch Manager in the Jacksonville branch location. Mr. Herth is responsible for the growth and development of the company, overseeing the Business Development team. A twenty-year industry veteran, Mr. Herth is a licensed Arborist and holds a bachelor's degree from Siena Heights University.



Josh Cochran, *Branch Manager*



	<p>As the branch manager of our Orlando-North branch, Josh is responsible for overseeing the location's current and upcoming projects. He coordinates operations, which includes personnel, equipment, safety regulations, plant material and other resources. He works with each project to maintain the highest quality projects and services.</p> <p>Josh brings several years of green industry experience to the Orlando-North location of Yellowstone Landscape.</p>
Education	<p><i>Seminole State College</i>, Sanford, FL Associate of Science, Drafting and Design, CAD Specialization</p>
Relevant Experience	<p><i>Branch Manager</i>, Yellowstone Landscape – Orlando, FL 2019 - present Responsible for landscape maintenance and installation operations, works with all plans and specifications for each project and has extensive knowledge of the budget and service expectations, hires and coordinates landscape management crews, balances the workload and materials needed for each project, maintains up-to-date roster of all personnel and job activities, identifies equipment and resources needed for each project, assures that preventive maintenance is performed on all equipment, and conducts regular inspections of in-progress projects.</p> <p><i>Operations Manager</i>, Yellowstone Landscape– Orlando, FL 2015-2017 Responsible for landscape maintenance and installation operations, scheduled crews routes for entire branch, interviewed and hired all employees, worked with mechanic to ensure all equipment remained in servable and working manner, identified training needed for personnel, and worked with Safety team to ensure all safety guidelines and standards were being followed.</p> <p><i>Senior Account Manager</i>, Yellowstone Landscape- Orlando, FL 2017-2018 Arranges, schedules, and directs daily landscape services, ensures peak efficiency of each project, ensures delivery of high-quality projects and services to clients, establishes long-term relationships with clients, identifies opportunities to enhance client properties, conducts field-safety training and encourages safety procedures, conducts ongoing operation training, and maintains regular</p>

Josh Cochran, *Branch Manager*



communications with clients.

Route Manager, TruGreen– Orlando, FL
2009-2014

Applied fertilization, herbicide, insecticide, and fungicide on all properties in accordance with the State of Florida Department of Agriculture and Florida Best Management Practices standards ,gained extensive knowledge of how plants and turf grasses grow and what they need in order to thrive in the Central Florida climate.

Operations Manager, Kelli Green Landscape– Casselberry, FL
2005-2009

Oversaw all payroll and employee issues, created routes for multiple landscape maintenance crews, worked directly with owner and gained knowledge on company finances and how to better understand how a business is ran.

Lathan Smith, *Account Manager*



Professional Summary	As an Account Manager of Yellowstone Landscape, Lathan is responsible for coordinating, implementing, and maintaining landscape maintenance and installation projects and keeping clients updated on properties and projects.
Education and Certifications	<i>University of Central Florida</i> , Orlando, FL Business Management <i>South Florida Community College</i> , Avon Park, FL Associate in Arts
Relevant Experience	<i>Account Manager</i> , Yellowstone Landscape – Orlando, FL 2019-present Planning and scheduling field operations, management mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees. Experience in HOA, resort, and CDD landscaping. <i>Landscape Department Manager</i> , SiteOne Landscape Supply – Orlando, FL 2002-2019 Maintained inventory, stocking, and assisting customers in correcting problems in their landscape, trained in horticulture and agronomics for commercial and residential properties, gained extensive knowledge of plants and turf grasses and what they need in order to thrive in Central Florida. <i>Operations Manager</i> , Jerry Davis Landscaping – Orlando, FL 1998-2002 Managed maintenance routes and scheduling, worked with upper management to ensure complete care of customer needs, managed multiple job sites and crews, and over saw completion of work weekly.

David Boldman, *Fert Chem Manager*



Professional Summary	<p>As an Account Manager of Yellowstone Landscape, David is responsible for coordinating, implementing, and maintaining landscape maintenance and installation projects and keeping clients updated on properties and projects.</p> <p>As a Fert/Chem Manager for Yellowstone Landscape, David is responsible for scheduling applications according to contract specifications, using the latest technologies and materials to ensure insects, diseases, and the health of the plant or turf material is at its highest quality.</p>
Education and Certifications	<p><i>Valencia College</i>, Orlando FL General Studies <i>Certified Pest Control Operator</i> <i>OSHA Level II Hazardous Materials Operations</i></p>
Relevant Experience	<p>Account Manager and Fert/Chem Manager, Yellowstone Landscape – Orlando, FL 2015-present Planning and scheduling field operations, management mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees. Experience in HOA, resort, and CDD landscaping. Responsible for operations of branch’s fert/chem department, fert/chem reporting, and scheduling.</p> <p>Route Manager, Trugreen Chemlawn – Orlando, FL 2011-2015 Responsible for checking and maintaining plants and turf of Trugreen clients, trained in horticulture and agronomics specifically for commercial properties, gained extensive knowledge of plants and turf grasses and what they need in order to thrive in Central Florida.</p> <p>Manager, B&M Landscaping – Orlando, FL 2009-2010 Managed maintenance routes, demolitions, and install projects, applied fertilizer and chemicals to control the health of the properties.</p>

	2022	EXPIRES	9/30/2023	3125-1048927
3125 LAWN CARE	\$50.00	30 EMPLOYEES	:	

TOTAL TAX	\$50.00
PREVIOUSLY PAID	\$50.00
TOTAL DUE	\$0.00

PORTLAND TIMOTHY - PRESIDENT

YELLOWSTONE LANDSCAPE SOUTHEAST LLC
 PORTLAND TIMOTHY
 1930 SILVERSTAR ROAD
 ORLANDO FL 32804

MOBILE FROM FLAGLER COUNTY
X - OUT OF COUNTY, 00000

PAID: \$50.00 0098-01065564 8/3/2022

Tax Collector Scott Randolph

Local Business Tax Receipt

Orange County, Florida

This local Business Tax Receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. **Delinquent penalty is added October 1.**

	2022	EXPIRES	9/30/2023	3125-1048927
3125 LAWN CARE	\$50.00	30 EMPLOYEES	:	

TOTAL TAX	\$50.00
PREVIOUSLY PAID	\$50.00
TOTAL DUE	\$0.00



PORTLAND TIMOTHY - PRESIDENT

YELLOWSTONE LANDSCAPE SOUTHEAST LLC
 PORTLAND TIMOTHY
 1930 SILVERSTAR ROAD
 ORLANDO FL 32804

MOBILE FROM FLAGLER COUNTY
X - OUT OF COUNTY, 00000

PAID: \$50.00 0098-01065564 8/3/2022

This receipt is official when validated by the Tax Collector.

Orange County Code requires this local Business Tax Receipt to be displayed conspicuously at the place of business in public view. It is subject to inspection by all duly authorized officers of the County.

2022 EXPIRES 9/30/2023 3106-1048928
3106 LANDSCAPE \$50.00 30 EMPLOYEES

TOTAL TAX \$50.00
REGULATED WASTE \$50.00
PREVIOUSLY PAID \$100.00
TOTAL DUE \$0.00

PORTLAND TIMOTHY - PRESIDENT

YELLOWSTONE LANDSCAPE SOUTHEAST LLC
PORTLAND TIMOTHY - PRESIDENT
1930 SILVERSTAR ROAD
ORLANDO FL 32804

MOBILE FROM FLAGLER COUNTY
X - OUT OF COUNTY, 00000

PAID: \$100.00 0098-01065567 8/3/2022

Tax Collector Scott Randolph Local Business Tax Receipt Orange County, Florida

This local Business Tax Receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. Delinquent penalty is added October 1.

2022 EXPIRES 9/30/2023 3106-1048928
3106 LANDSCAPE \$50.00 30 EMPLOYEES

TOTAL TAX \$50.00
REGULATED WASTE \$50.00
PREVIOUSLY PAID \$100.00
TOTAL DUE \$0.00



PORTLAND TIMOTHY - PRESIDENT

YELLOWSTONE LANDSCAPE SOUTHEAST LLC
PORTLAND TIMOTHY - PRESIDENT
1930 SILVERSTAR ROAD
ORLANDO FL 32804

MOBILE FROM FLAGLER COUNTY
X - OUT OF COUNTY, 00000

PAID: \$100.00 0098-01065567 8/3/2022

This receipt is official when validated by the Tax Collector.

Orange County Code requires this local Business Tax Receipt to be displayed conspicuously at the place of business in public view. It is subject to inspection by all duly authorized officers of the County.

2022 EXPIRES 9/30/2023
1812 REG IRRIGATION SPECIA \$30.00 1 EMPLOYEE ;

1812-1200565

TOTAL TAX \$30.00
PREVIOUSLY PAID \$30.00
TOTAL DUE \$0.00

SKWYRA PETER T

YELLOWSTONE LANDSCAPE
SOUTHEAST LLC
SKWYRA PETER T
1930 SILVERSTAR ROAD
ORLANDO FL 32804

8342 CRISTOBAL CIR (MOBILE)
U - ORLANDO, 32825

PAID: \$30.00 0098-01085820 9/23/2022

Tax Collector Scott Randolph

Local Business Tax Receipt

Orange County, Florida

This local Business Tax Receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. Delinquent penalty is added October 1.

2022 EXPIRES 9/30/2023
1812 REG IRRIGATION SPECIA \$30.00 1 EMPLOYEE ;

1812-1200565

TOTAL TAX \$30.00
PREVIOUSLY PAID \$30.00
TOTAL DUE \$0.00

SKWYRA PETER T

YELLOWSTONE LANDSCAPE
SOUTHEAST LLC
SKWYRA PETER T
1930 SILVERSTAR ROAD
ORLANDO FL 32804

8342 CRISTOBAL CIR (MOBILE)
U - ORLANDO, 32825

PAID: \$30.00 0098-01085820 9/23/2022



This receipt is official when validated by the Tax Collector.

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

Date	File No.	Expires
August 3, 2022	JF235888	June 1, 2023

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **June 1, 2023**

Lawn and Ornamental

DAVID BOLDMAN
3311 BUTTONWOOD AVE
DELTONA, FL 32738

Nicole Fried

NICOLE "NIKKI" FRIED, COMMISSIONER

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

DAVID BOLDMAN
CERTIFIED PEST CONTROL OPERATOR

JF235888

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING **June 1, 2023**

Nicole Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

C
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The International Society of Arboriculture

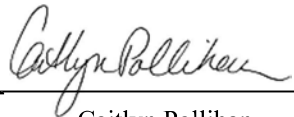
Hereby Announces That

Kyle Jordan Stoudenmire

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

5 May 2018

Issue Date

30 June 2024

Expiration Date

FL-9365A

Certification Number



Certificate of Completion

NICOLE AILES

**Has Completed a Florida Department of
Transportation Approved Temporary Traffic
Control (TTC) Intermediate Course.**

06/12/2024

Date Expires

110

FDOT Provider #

Michael T. Hernandez

Instructor

62851

Certificate #



IOA Risk Services
1855 W State Rd 434
Longwood, FL 32750
www.safetylinks.net
ghansen@safetylinks.net



For more information about Temporary Traffic
Control (TTC) or to verify this certificate

www.motadmin.com



GV36348-1

Certificate #

GV36348

Trainee ID #

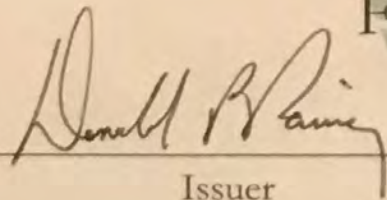
UF | IFAS
UNIVERSITY of FLORIDA

Certificate of Training Best Management Practices Florida Green Industries

The undersigned hereby acknowledges that

Michael H. Wilding

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.



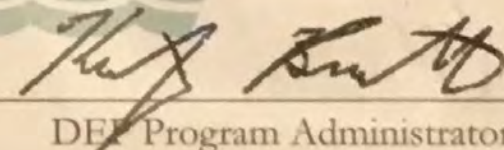
Issuer

FNGLA

Instructor

5/31/2015

Date of Class



DEF Program Administrator

Not valid without seal



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/1/2022

3/25/2022

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

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

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C, No. Ext):		FAX (A/C, No):
	E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A: Starr Indemnity & Liability Company			38318
INSURER B: Great American Insurance Company			16691
INSURER C:			
INSURER D:			
INSURER E:			
INSURER F:			

COVERAGES MAIN CERTIFICATE NUMBER: 16526956 REVISION NUMBER: XXXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pesticide&Herbicide <input checked="" type="checkbox"/> SIR: \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	1000100115211	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	1000639302211	4/1/2022	4/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ \$0	N	N	TUU 2545544 03	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A A A A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	N	100 0004098 (TX) 100 0004099 (FL) 100 0004100 (AZ, NC) 1000004101(*States Below)	4/1/2022 4/1/2022 4/1/2022 4/1/2022	4/1/2023 4/1/2023 4/1/2023 4/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 **WC Policy 100 0004101 includes the following states: GA,IN,IL,NM,NV,SC SEE NOTES FOR POLICY COVERAGE FORMS ALDI INC IS ADDITIONAL INSURED AND A WAIVER OF SUBROGATION APPLIES AS REQUIRED BY WRITTEN CONTRACT.

CERTIFICATE HOLDER

CANCELLATION See Attachment

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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List of Named Insured's:

Yellowstone Holdings, LLC

Yellowstone Intermediate Holdings Inc

YLG Holdings, Inc

Yellowstone Landscape Inc

Ecoscope Solutions Group LLC

YLCSW, LLC

Heads Up Landscape Contractors, LLC

Yellowstone Landscape – Southeast, LLC

Texas Services, LLC

BLSW LLC

Yellowstone Landscape - Central, Inc

ALSW, LLC

ELSW, LLC

Leaderscape Palm Beach, LLC

SLM Holdings, LLC

Somerset Landscape LLC

Park Landscape LLC

Greener Pastures Landscaping LLC

Native Land Design, LLC

LUSA Austin, LLC

Florida Landscape Consultants, LLC

Harvest Partners VIII, L.P.

Elk Parent Holdings

Elk Intermediate Company I, Inc.

Elk Intermediate Company II, Inc.

Elk Buyer, Inc.

Southeast Landscape Management Company, LLC

Crawford Landscaping Group, LLC

Duke's Ground Maintenance, LLC

Acres Enterprises, LLC

Acres Maintenance, LLC

Green-Up Landscape, LLC

Hayden Landscaping & Maintenance, LLC

Landscape Management Professionals, LLC

RKLT Properties LLC

Arizona's Best Landscape Management



Statement of Corporate Stability

Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established nearly a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 3000 clients from 30 local branch operations facilities across 8 states in the South and Southwest. This makes us one of the largest commercial landscaping companies in the United States.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose financial statements, however, we can confirm that our firm's annual revenue exceeded \$174,000,000 in 2017. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. As a part of the investment portfolio of CIVC Partners, a private equity firm based in Chicago, Illinois, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

Bank Reference Information:

Kyle Blummer
Antares Capital, L.P.
Chicago, IL 60661
P: 312.638.4042

Litigation



The listing below represents all settled and current litigation to which the company has been a party in the past five (5) years:

Case	Settled Date	Nature of Litigation
Yellowstone Landscape – Central, Inc. v. MMDC, LLC	2021	Collections and Contract Dispute
R.L. Ford v. BIO Landscape & Maintenance, Inc.	January 2015	Lease Contract Dispute
Austin Outdoor, LLC v. Former Employee	March 2014	Violation of Confidentiality and Non-Solicitation Agreement Compliance
Austin Outdoor, LLC v. Radco Property Management	June 2017	Contract Dispute
Austin Outdoor, LLC v. Former Employee	September 2017	Violation of Non-Solicitation Agreement Compliance

*Prior to 2015, Yellowstone Landscape operated under the trade names Austin Outdoor and BIO Landscape and Maintenance, and retains the rights to those names as dba entities today.



EXPERIENCE & REFERENCES

Services for Public Sector Clients



We are proud to serve Public Sector clients across the South, and to be a part of some tremendously successful projects beautifying our local communities. **We understand the challenges that local governments and agencies face in managing their public green spaces.**

Public parks, trails, and streetscapes create unique opportunities to enrich the lives of your community's residents. Investing in professional landscape services delivers a consistently high-quality appearance, and does so at a lower cost than in-house grounds maintenance services.

Our professional landscaping services offered to Public Sector clients include award-winning

Landscape Design and Installation teams, ready to deliver beautiful landscape enhancements and installations. When we continue to maintain the project for you, we can even extend our normal warranty on installed plant materials.

We'll also work with you to identify any possible liabilities or hazards in your community's public spaces. With services like raising tree canopies and making sure drains are kept clear of debris, our Landscape Professionals partner with you to keep your residents safe from hazards. And, in case of a natural disaster or extreme weather event, our crews will be there to assist with clean up after the storms have passed.

Legacy of Leesburg



LOCATION

Orlando, Florida

CLIENT

Leland Management

PROPERTY TYPE

55+ Community Association

SERVICES PROVIDED

- Landscape Design
- Landscape Enhancement
- Landscape Maintenance

Legacy of Leesburg is an active retirement lifestyle community, located 45 minutes from Orlando. The developer's intent is to provide all the modern amenities active adults expect in a home, placed in a setting that encourages them to explore central Florida's natural beauty.

The result is that nearly all of Legacy's 1000 homes have a view of either a natural conservation area, or one of the nineteen ponds that dot the community's landscape. With over seven miles of maintained walking

paths along thirteen trails, residents are frequently seen strolling in the shade of the hundreds of ancient oaks.

Legacy is also home for many types of wildlife. Alligators, bobcats, cranes and other native birds are commonly seen across the community.

The 450 palms are pruned once per year and the annual flower beds, while small in size, do add vibrant pops of color to Legacy's entrances and clubhouse.

FEATURED PROJECT

Walt Disney World Swan & Dolphin Resort



YELLOWSTONE
LANDSCAPE



LOCATION

Orlando, Florida

CLIENT

Starwood Hotels and Resorts

PROPERTY TYPE

Resort Community

SERVICES PROVIDED

- Landscape Design
- Landscape Enhancement
- Landscape Maintenance

The Swan and Dolphin Resort is situated on 87 acres within Walt Disney World. The resort is comprised of two separate hotels, The Swan and The Dolphin, joined by a palm tree-lined bridge between the two hotels.

The resort complex features all the expected Disney amenities, including 5 pools, a white sand beach, restaurants, spas, and conference spaces, all surrounded by immaculately maintained tropical landscaping.

Frequent special events like the annual Food and Wine Festival, require

careful planning between our on site service team and the owners.

As a designated Florida Green Lodging Property, the resort mandates the use of integrated pest management practices and that service teams monitor emissions and irrigation usage in order to minimize the environmental impact of our services.

In 2016, The Swan and Dolphin received a National Landscape Awards of Excellence Grand Award, the commercial landscape industry's highest honor.

Reunion Resort & Club



LOCATION

Orlando, Florida

CLIENT

Salamander Hotels & Resorts, GMS,
Aegis Community Management

PROPERTY TYPE

Resort Community

SERVICES PROVIDED

Landscape Design
Landscape Installation
Landscape Maintenance

Reunion Resort & Club is a 2,300-acre master-planned resort community located in Orlando, Florida.

Reunion is proud to be the only resort community in the world that offers three signature golf courses, designed by golf legends: Jack Nicklaus, Arnold Palmer and Tom Watson.

Reunion's Linear Park, a popular wedding venue, includes structured planting beds and majestic oaks. The five-acre water park, another popular area of the resort, brims with colorful, tropical plants.

Since design and installation began, Yellowstone Landscape has been Reunion's exclusive professional landscape service partner.

The resort community's landscape maintenance areas include over 800,000 square feet of ornamental beds in addition to the acres of manicured turf, 3,000 trees and over 500 palms.

The resort's active special event schedule requires constant coordination between service teams and Reunion's various property management entities.

References



At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.

Project Name: Reunion East and Reunion West CDDs
Client Since: 2008
Services Provided: Landscape Design & Installation, Landscape Maintenance
Client Contact Information: Alan Scheerer, *Field Operations Manager*
407.398.2890
ascheerer@gmscfl.com

Project Name: Solterra CDD
Client Since: 2016
Services Provided: Landscape Design & Installation, Landscape Maintenance
Client Contact Information: Larry Krause, *District Manager*
DPFM Management & Consulting, LLC
250 International Parkway, Suite 208, Lake Mary, FL 32746
321.263.0132 ext. 742
lkrause@dpfmc.com

Project Name: Dowden West CDD
Client Since: 2018
Services Provided: Landscape Design & Installation, Landscape Maintenance
Client Contact Information: Alan Scheerer, *Field Operations Manager*
407.398.2890
ascheerer@gmscfl.com

References



Project Name: Westside CDD
Client Since: 2015
Services Provided: Landscape Maintenance, Landscape Design & Installation
Client Contact Information: Andy Hatton, *Project Manager*
407.841.5524
ahatton@gmscfl.com

Project Name: Avalon Groves CDD
Client Since: 2017
Services Provided: Landscape Design & Installation, Landscape Maintenance
Client Contact Information: Larry Krause, *District Manager*
DPFM Management & Consulting, LLC
250 International Parkway, Suite 208, Lake Mary, FL 32746
321.263.0132 ext. 742
lkrause@dpfmc.com

Project Name: Anthem Park CDD
Client Since: 2015
Services Provided: Landscape Maintenance, Landscape Design & Installation
Client Contact Information: Andy Hatton, *Project Manager*
407.841.5524
ahatton@gmscfl.com

Project Name: Stevens Plantation CDD
Client Since: 2015
Services Provided: Landscape Design & Installation, Landscape Maintenance
Client Contact Information: Brett Perez, *Area Field Manager*
313 Campus Street, Celebration, FL 34747
407.733.0515
Brett.perez@inframark.com



407.814.8400 tel

2809 Forsyth Road
Winter Park, FL 32792

www.yellowstonelandscape.com

November 2, 2022

Jason Showe, *District Manager*
Governmental Management Services
219 Livingston St
Orlando, FL 32801

List of Current CDD Clients

Below is a list of our current CDD clients in Central Florida:

- Avalon Groves CDD- 2018- current
- Bonnet Creek Resort CDD- 2013- current
- City Center CDD- 2015- current
- Dowden West CDD- 2018-current
- Lake Ashton CDD- 2011- current
- Randal Park CDD- 2015-current
- Reunion East CDD-2008- current
- Reunion West CDD- 2008-current
- Solterra CDD- 2016- current
- Stevens Plantation CDD- 2017- current
- Storey Park CDD- 2017-current
- Tapestry CDD- 2017-current
- Village Center CDD District 8- 2020-current
- Village Center CDD Various District Locations-2021-current
- Westside CDD- 2015- current



STARTUP PLAN

Startup Plan – Narcoossee CDD

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving. We've divided the tasks over the first 30, 60, and 90 days of service in order to provide you with a tool to monitor and measure our team's performance as we begin our partnership as your landscape maintenance service partner.

First 30 Days

- Complete an irrigation audit of the entire system
- Present irrigation deficiencies with plan for corrections
- Begin maintenance – mowing, blowing, and edging
- Spend significant amount of time cleaning up the areas that have been neglected (entrance features, beds along Dowden Road)
- Spot treat weeds in turf areas to be reclaimed
- Continue weed control in planting beds
- Apply fertilizer to struggling shrubs on the property
- Begin insect and disease program on all plant material
- Perform first turf fertilizer application
- Walk Property with Property Manager to identify other areas of concern

Days 31-60

- Walk property with Property Manager to evaluate improvements
- Evaluate our "Approach to Services" and make any necessary adjustments
- Continue irrigation maintenance and inspections
- Continue routine maintenance – mowing, blowing, and edging
- Retreat turf weeds
- Continue RoundUp applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Discuss options to improve "curb appeal" in high profile areas

Days 61-90

- Walk property with Property Manager to evaluate improvements
- Assess results from actions taken in 30-day and 60-day plans.
- Continue irrigation maintenance/inspections
- Continue turf weed applications as needed
- Monitor and treat insect and disease problems in plant material throughout property
- Continue routine maintenance – mowing, blowing, and edging



407.814.8400 tel

2809 Forsyth Road
Winter Park, FL 32792

www.yellowstonelandscape.com

November 14, 2022

Jason Showe, *District Manager*
Governmental Management Services
219 Livingston St
Orlando, FL 32801

Approach to Landscape Maintenance Services for Narcoossee CDD

Dear Jason,

We thank you for the opportunity to provide a proposal for the landscape maintenance at Narcoossee CDD. We are excited about the possibility of maintaining such a pristine landscape. We understand the scope of work and we are very confident in our abilities to perform the work requested at the highest level.

Our resume of work shows what our teams are capable of in the landscape. We understand high demands and expectations by performing work on some of the most highly detailed properties in Central Florida and the southeast. We work to exceed expectations and we accomplish this by coming up with a personalized plan for each property. We have numerous people within our organization that have experience working with properties like Narcoossee CDD.

Our approach to all mowing functions (mowing, edging, line trimming, and blowing) will vary depending upon species of turf and this will go in accordance to scope of services that was provided to us. Our crew members are certified with each individual mower and all equipment that will be utilized on the job. We do this to ensure the safety of our employees, to ensure safety on your property, and to maximize quality of mowing.

Our approach to pruning will be dependent upon the type of plant material. For shrub pruning, we will put in place horticultural practices that will be aesthetically correct and will follow practices that will help the plants grow fully and healthy. Not all shrubs need sheared and some will need rejuvenation pruning. We will work with management and plan what shrubs are sheared and those that will be maintained with hand pruning. Grasses will be trimmed back one time annually to about 18". Throughout the year they would only be pruned to ensure that sidewalks and roadways are not encroached. Trees and palms will be done according to certified arborist standards. Trees will be lifted as needed to provide clearance only to the standards set forth in arborist standards. Palms and crepe myrtles will be done with the frequencies outlined in scope to remove dead fronds and seed pods and they will also be done to certified arborist standards.

Our plan is to staff the project with a 3 man crew 3 days per week in the summer months, and a 3-4 man crew 1.5 days per week in the winter months.

We are quality based and our number of employees may fluctuate due to workload and weather pattern changes. If more crew members are needed in certain weeks, we will make the adjustments. We will have an experienced chemical applicator assigned to complete the monthly fertilizer and chemical programs. This applicator will also be brought in as needed for any issues that may arise from fungus or insects. Detail will be broken into sectional areas to complete a detail cycle every month. There will also be people that will be trained in proper use of post emergent spraying. This will allow us to stay on top of weed growth. There will be a seasoned crew leader that can communicate with anyone who they may encounter and is trained in proper horticultural techniques. There will be an Account Manager that oversees the crew and is responsible for walking the site weekly and creating a task list for the crew. Arborists and Pest Managers will also be responsible for walking the site and making notes of any items to address and doing reports for the property on any chemical or fertilizer treatments. The Branch Manager will meet bi-weekly with the Account Manager to ensure the project is performing to a high standard.

The irrigation system shall be inspected in full 1-time per month by an experienced irrigation technician to ensure that all turf and plant material has proper water coverage. We will also do visual inspections with the site manager to identify any possible issues. This will help us stay on top of breaks and other minor repairs that should not wait to be repaired. We will constantly be identifying ways to improve the coverage of current irrigation system and reduce water use.

We at Yellowstone feel we can be an integral part of the team at Narcoossee CDD and can live up to the expectations that come with such a pristine property. We are constantly looking for opportunities where a lasting relationship can occur and we know with our team's experience, we can build that relationship by performing quality work and communicating with management on a regular basis. Thank you again for this chance to provide a proposal for Narcoossee CDD. Please don't hesitate to reach out if you would like to speak with anyone on our team.

Sincerely,

Nicole Ailes

Nicole Ailes

Business Development Manager

nailes@yellowstonelandscape.com

559.977.4719



407.814.2400 tel

2809 Forsyth Road
Winter Park, FL 32792

www.yellowstonelandscape.com

Daily Task List Order:

1. Crew receives task list from account manager based on his site observations days prior to service.
2. Crew leader drives/walks job to determine if any adjustments to plan are needed and if any emergency type tasks are needed such as large branches or limb removals.
3. Account manager meets crew on site.
4. Assign tasks to specific crew members.
5. Crew member begins edging all turf and bed areas.
6. Crew member begin mowing turf areas and picking up trash.
7. Crew member begins string trimming around all obstacles.
8. Crew members begin blowing off all areas.
9. Account manager will assess work completed and will communicate progress with the GMS site manager
10. If anything was missed, we will send team members back to make adjustments or if it's very minor, it will be addressed next visit.



YELLOWSTONE
LANDSCAPE

Narcoossee Community Development District

Mowing Map





YELLOWSTONE
LANDSCAPE

Narcoossee Community Development District

Three Week Detail Rotation





PRICING SUMMARIES

Narcoossee Community Development District - Landscape Maintenance Services

TASK	NONA CREST	LA VINA	NONA PRESERVE	Totals
Turf Care				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Mowing	\$21,660.00	\$60,512.00	\$19,572.00	\$101,744.00
Weed/Disease Control	\$832.00	\$1,620.00	\$776.00	\$3,228.00
Fertilization	\$832.00	\$1,620.00	\$776.00	\$3,228.00
Pest Control	\$832.00	\$1,620.00	\$776.00	\$3,228.00
Subtotal	\$24,156.00	\$65,372.00	\$21,900.00	\$111,428.00
Shrubs/Ground Cover Care				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Pruning	\$9,000.00	\$7,980.00	\$10,200.00	\$27,180.00
Annuals (Replaced 4 Times per Year)	\$0.00 (no flowers)	\$9,264.00	\$2,964.00	\$12,228.00
Weed/Disease Control	\$348.00	\$588.00	\$292.00	\$1,228.00
Fertilization	\$348.00	\$588.00	\$292.00	\$1,228.00
Pest Control	\$348.00	\$588.00	\$292.00	\$1,228.00
Mulching	\$2,748.00	\$4,776.00	\$2,412.00	\$9,936.00
Subtotal	\$12,792.00	\$23,784.00	\$16,452.00	\$53,028.00
Tree Care				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Pruning	\$5,040.00	\$1,368.00	\$8,100.00	\$14,508.00
Fertilization	\$348.00	\$200.00	\$292.00	\$840.00
Weed/Disease Control	\$348.00	\$200.00	\$292.00	\$840.00
Pest Control	\$348.00	\$200.00	\$292.00	\$840.00
Mulching	\$2,748.00	\$4,776.00	\$2,412.00	\$9,936.00
Subtotal	\$8,832.00	\$6,744.00	\$11,388.00	\$26,964.00
Irrigation System Monitoring				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Monthly Inspection	\$5,760.00	\$11,520.00	\$5,760.00	\$23,040.00
Subtotal	\$5,760.00	\$11,520.00	\$5,760.00	\$23,040.00
Litter Removal				
	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Subtotal	\$3,000.00	\$4,000.00	\$3,000.00	\$10,000.00
Total	\$54,540.00	\$111,420.00	\$58,500.00	\$224,460.00
Cost of One Additional Mulching Service Annually	\$5,496.00	\$9,552.00	\$4,824.00	\$19,872.00

Notes:

1. The amounts listed above are fixed fees for the time period noted. The fixed fee shall include the Contractor's profit and general overhead and all costs and expenses of any nature whatsoever (including, without limitation, trench safety, labor, equipment, materials and all taxes).
2. Refer to the scope of services for the specific description and frequency of the services to be provided.
3. Invoices will be submitted monthly, prorated, based on the above fees.

SECTION VI



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

September 25, 2022

Narcoossee Community Development District
Governmental Management Services, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Narcoossee Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the year ended September 30, 2022, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022 and thereafter if mutually agreed upon by Narcoossee Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

The Responsibilities of the Auditor

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Narcoossee Community Development District
September 25, 2022
Page 2

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.

Narcoossee Community Development District
September 25, 2022
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;

Narcoossee Community Development District
September 25, 2022
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of Narcoossee Community Development District's financial statements. Our report will be addressed to the Board of Narcoossee Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Narcoossee Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Jason Showe. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

Narcoossee Community Development District
September 25, 2022
Page 5

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$3,050 unless the scope of the engagement is changed, the assistance which of Narcoossee Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of Narcoossee Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Narcoossee Community Development District, of Narcoossee Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Narcoossee Community Development District
September 25, 2022
Page 6

Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Narcoossee Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. of Narcoossee Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Narcoossee Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Narcoossee Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Narcoossee Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Narcoossee Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Narcoossee Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this engagement letter, we will provide to you a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and nonfinancial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this engagement letter. Any such records retained by us will be subject to the confidentiality obligations set forth herein and destroyed in accordance with our record retention policies.



Narcoossee Community Development District
September 25, 2022
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:



Judson B. Baggett 6815 Dairy Road
MBA, CPA, CVA, Partner Zephyrhills, FL 33542
Marci Reutimann (813) 788-2155
CPA, Partner (813) 782-8606

Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutimann & Associates, CPAs PA
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA
Signed Electronically by Judson B. Baggett, CPA, CVA, Partner, U.S. 813-782-8606 email jbaggett@brap.com

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND NARCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT
(DATED SEPTEMBER 25, 2022)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS-CF, LLC
6200 LEE VISTA BLVD, SUITE 300
ORLANDO, FL 32822
TELEPHONE: 407-841-5524
EMAIL: JSHOWE@GMSNF.COM**

Auditor: J.W. Gaines

District: Narcoossee CDD

By: _____



By: _____

Title: Director

Title: _____

Date: September 25, 2022

Date: _____

SECTION VII



Renewal



FILE COPY

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2022

Narcoossee CDD
Name: c/o GMS Central Florida
Address: 9145 Narcoossee Road, Suite A206
City: Orlando, FL 32827
Phone: 407-841-5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Narcoossee CDD hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

- 1. Four (4) ponds associated with Narcoossee CDD at Nona Crest
2. Six (6) Ponds and One (1) Lakefront on Lake LaVina @ Mirabella @ La Vina
3. Four (4) ponds and One (1) Lakefront on Lake LaVina @ Nona Preserve

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- 1. Submersed vegetation control Included
2. Emerged vegetation control Included
3. Floating vegetation control Included
4. Filamentous algae control Included
5. Shoreline grass & brush control Included

Service shall consist of a minimum of monthly inspections and treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/1/2022 thru 9/30/2023.
Agreement shall automatically renew as per Term & Condition 14.

Table with 4 columns: Item, Amount, Frequency, Multiplier. Rows: Start-up Charge (NA, Due at start of work), Maintenance Fee (\$1,306.00, Due monthly, as billed), Total Annual Cost (\$15,672.00, x 12).

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

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

Submitted: Telly R. Smith Date: 9/1/2022

Accepted Date:

AAM signature line

Customer signature line

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to: **Narcoossee CDD** Date: **September 1, 2022**

Name: **c/o GMS Central Florida**
Address: **9145 Narcoossee Road, Suite A206**
City: **Orlando, FL 32827**
Phone: **407-841-5524**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **Narcoossee CDD** hereafter called "Customer".

The parties hereto agree as follows:

A. AAM agrees to provide aquatic management services for a period of **12 months** in accordance with the terms and conditions of this Agreement in the following sites:

1. Four (4) ponds associated with Narcoossee CDD at Nona Crest
2. Six (6) Ponds and One (1) Lakefront on Lake LaVina @ Mirabella @ La Vina
3. Four (4) ponds and One (1) Lakefront on Lake LaVina @ Nona Preserve

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/1/2022 thru 9/30/2023.

Agreement shall automatically renew as per Term & Condition 14.

Start-up Charge	<u>NA</u>	Due at the start of work
Maintenance Fee	<u>\$1,306.00</u>	Due <u>monthly</u> as billed x 12.
Total Annual Cost	<u>\$15,672.00</u>	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month.

D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.

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

Submitted: Tolly R. Smith Date: 9/1/2022

Accepted _____ Date: _____

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.



PO Box 1469
Eagle Lake, FL 33839-1469
Phone: 863.533.8882
Fax: 863.534.3322

Customer Information

To make sure we have the correct information, please fill this out and return to our office.

Affiliation: _____

Contact: _____

Address: _____

Billing Address: _____

Phone # _____

Fax # _____

Email _____

We look forward to being of continued service.

Thank you

SECTION VIII

SECTION C

SECTION 1

Narcoossee Community Development District

Summary of Check Register

September 1, 2022 to October 31, 2022

Fund	Date	Check No.'s		Amount
General Fund	9/8/22	2113	\$	142.50
	9/16/22	2114 - 2118	\$	41,496.61
	9/23/22	2119	\$	587.16
	10/7/22	2120 - 2121	\$	6,184.34
	10/21/22	2122 - 2127	\$	8,787.08
			\$	57,197.69
Total			\$	57,197.69

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/08/22	00072	8/26/22 2161540	202207 310-51300-31100	STORMWATER ANALYSIS 7/22	*	142.50	
				DEWBERRY ENGINEERS INC.			142.50 002113
9/16/22	00022	8/31/22 205231	202208 330-53800-46300	POND MAINT LV AUGUST 22	*	368.75	
		8/31/22 205231	202208 350-53800-46300	POND MAINT GH AUGUST 22	*	131.25	
		8/31/22 205233	202208 320-53800-46300	POND MAINT NC AUGUST 22	*	348.00	
		8/31/22 205235	202208 340-53800-46300	POND MAINT NP AUGUST 22	*	350.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,198.00 002114
9/16/22	00069	8/31/22 INV13414	202208 320-53800-46400	IRRIGATION REPAIR 8/31/22	*	63.64	
		8/31/22 INV13414	202208 340-53800-46400	IRRIGATION REPAIR 8/31/22	*	192.94	
		9/01/22 INV13468	202209 330-53800-46200	LANDSCAPE MAINT LV SEP 22	*	4,090.50	
		9/01/22 INV13468	202209 340-53800-46200	LANDSCAPE MAINT NP SEP 22	*	2,474.50	
		9/01/22 INV13468	202209 320-53800-46200	LANDSCAPE MAINT NC SEP 22	*	1,720.36	
				DOWN TO EARTH LAWN CARE II, INC			8,541.94 002115
9/16/22	00064	9/12/22 16829	202209 300-15500-10000	INSURANCE 10/1/22-10/1/23	*	25,517.00	
				EGIS INSURANCE ADVISORS, LLC			25,517.00 002116
9/16/22	00043	9/01/22 422	202209 310-51300-34000	MANAGEMENT FEES - SEP 22	*	3,914.25	
		9/01/22 422	202209 310-51300-35200	WEBSITE MANAGEMENT-SEP 22	*	100.00	
		9/01/22 422	202209 310-51300-35100	INFORMATION TECH - SEP 22	*	100.00	
		9/01/22 422	202209 310-51300-31300	DISSEMINATION SVCS-SEP 22	*	104.17	
		9/01/22 422	202209 310-51300-51000	OFFICE SUPPLIES	*	.45	
		9/01/22 422	202209 310-51300-42000	POSTAGE	*	8.55	
		9/01/22 423	202209 320-53800-12000	FIELD MANAGEMENT - SEP 22	*	357.42	
		9/01/22 423	202209 330-53800-12000	FIELD MANAGEMENT - SEP 22	*	915.08	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/22		423		202209	340-53800-12000		FIELD MANAGEMENT - SEP 22	*	394.58		
9/01/22		423		202209	350-53800-12000		FIELD MANAGEMENT - SEP 22	*	235.67		
GOVERNMENTAL MANAGEMENT SERVICES										6,130.17	002117
9/16/22	00087	9/09/22	4005	202208	310-51300-31500		GEN.COUNSEL/MTHLY MEETING	*	109.50		
KE LAW GROUP, PLLC										109.50	002118
9/23/22	00069	4/25/22	INV12347	202203	320-53800-46400		IRRIGATION REPAIR 3/30/22	*	441.90		
6/23/22		INV12879	202203	330-53800-46400			IRRIGATION REPAIR 3/31/22	*	145.26		
DOWN TO EARTH LAWNCARE II, INC										587.16	002119
10/07/22	00043	9/15/22	424	202210	310-51300-31400		ASSESSMENT ROLL FY2023	*	5,000.00		
9/23/22		425	202207	310-51300-55000			7/1/22 - PAYPAL BIDDINGS	*	936.84		
GOVERNMENTAL MANAGEMENT SERVICES										5,936.84	002120
10/07/22	00087	10/04/22	4254	202209	310-51300-31500		GEN.COUNSEL/MTHLY MEETING	*	247.50		
KE LAW GROUP, PLLC										247.50	002121
10/21/22	00022	9/30/22	205991	202209	330-53800-46300		POND MAINT LV SEPT 22	*	368.75		
9/30/22		205991	202209	350-53800-46300			POND MAINT GH SEPT 22	*	131.25		
9/30/22		205993	202209	320-53800-46300			POND MAINT NC SEPT 22	*	348.00		
9/30/22		205995	202209	340-53800-46300			POND MAINT NP SEPT 22	*	350.00		
APPLIED AQUATIC MANAGEMENT, INC.										1,198.00	002122
10/21/22	00080	10/12/22	5136	202210	320-53800-46600		INSP/RPRD FENCE 10/11/22	*	465.00		
BERRY CONSTRUCTION OF CENTRAL FL										465.00	002123
10/21/22	00067	10/03/22	86623	202210	310-51300-54000		SPECIAL DISTRICT FEE FY23	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY										175.00	002124
10/21/22	00069	9/28/22	INV13636	202209	320-53800-46400		IRRIGATION REPAIR 9/28/22	*	402.08		
DOWN TO EARTH LAWNCARE II, INC										402.08	002125

NARC -NARCOOSSEE - ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/21/22	00043	10/01/22	426	202210	310	51300	34000		MANAGEMENT FEES - OCT 22	*	4,110.00		
		10/01/22	426	202210	310	51300	35200		WEBSITE MANAGEMENT-OCT 22	*	100.00		
		10/01/22	426	202210	310	51300	35100		INFORMATION TECH - OCT 22	*	125.00		
		10/01/22	426	202210	310	51300	31300		DISSEMINATION SVCS-OCT 22	*	104.17		
		10/01/22	426	202210	310	51300	51000		OFFICE SUPPLIES	*	.18		
		10/01/22	426	202210	310	51300	42000		POSTAGE	*	56.41		
		10/01/22	426	202210	310	51300	42500		COPIES	*	2.25		
GOVERNMENTAL MANAGEMENT SERVICES											4,498.01	002126	
10/21/22	00034	10/12/22	10122022	202210	300	20700	10500		TSFR TAX RECEIPTS S2013	*	2,048.99		
NARCOOSSEE CDD C/O US BANK											2,048.99	002127	
TOTAL FOR BANK A											57,197.69		
TOTAL FOR REGISTER											57,197.69		

SECTION 2

Narcoossee
Community Development District

Unaudited Financial Reporting
October 31, 2022



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11	<hr/>	Long Term Debt

Narcoossee
Community Development District
Combined Balance Sheet
October 31, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 78,235	\$ -	\$ -	\$ 78,235
Capital Reserve Nona Preserve	\$ -	\$ -	\$ 43,206	\$ 43,206
Capital Reserve Parcels G&H	\$ -	\$ -	\$ 82,604	\$ 82,604
Capital Reserve Nona Crest	\$ -	\$ -	\$ 88,289	\$ 88,289
Capital Reserve La Vina	\$ -	\$ -	\$ 70,237	\$ 70,237
<u>Investments:</u>				
Custody - Excess Funds	\$ 27,377	\$ -	\$ -	\$ 27,377
<u>Series 2013 A-1/A-2</u>				
Reserve A-1	\$ -	\$ 104,321	\$ -	\$ 104,321
Prepayment A-1	\$ -	\$ 694	\$ -	\$ 694
Reserve A-2	\$ -	\$ 51,289	\$ -	\$ 51,289
Revenue	\$ -	\$ 235,004	\$ -	\$ 235,004
Excess Revenue	\$ -	\$ 0	\$ -	\$ 0
Total Assets	\$ 105,612	\$ 393,358	\$ 284,335	\$ 783,306
Liabilities:				
Accounts Payable	\$ 3,699	\$ -	\$ 13,650	\$ 17,349
Total Liabilities	\$ 3,699	\$ -	\$ 13,650	\$ 17,349
Fund Balance:				
Assigned for:				
Capital Reserves - Nona Preserve	\$ -	\$ -	\$ 43,206	\$ 43,206
Capital Reserves - Parcels G&H	\$ -	\$ -	\$ 82,604	\$ 82,604
Capital Reserves - Nona Crest	\$ -	\$ -	\$ 88,289	\$ 88,289
Capital Reserves - La Vina	\$ -	\$ -	\$ 56,587	\$ 56,587
Restricted for:				
Debt Service Series 2013 A-1 & A-2	\$ -	\$ 393,358	\$ -	\$ 393,358
Unassigned	\$ 101,913	\$ -	\$ -	\$ 101,913
Total Fund Balances	\$ 101,913	\$ 393,358	\$ 270,685	\$ 765,957
Total Liabilities & Fund Balance	\$ 105,612	\$ 393,358	\$ 284,335	\$ 783,306

Narcoossee
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Maintenance Assessments	\$ 416,242	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 51	\$ 51
Total Revenues	\$ 416,242	\$ -	\$ 51	\$ 51
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 500	\$ 1,000	\$ (500)
FICA Expense	\$ 459	\$ 38	\$ 77	\$ (38)
Engineering Fees	\$ 7,800	\$ 650	\$ -	\$ 650
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
Annual Audit	\$ 2,995	\$ -	\$ -	\$ -
Dissemination Agent	\$ 1,250	\$ 104	\$ 104	\$ (0)
Arbitrage	\$ 600	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,000	\$ -	\$ -	\$ -
Management Fees	\$ 49,320	\$ 4,110	\$ 4,110	\$ (0)
Information Technology	\$ 1,500	\$ 125	\$ 125	\$ -
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Telephone	\$ 25	\$ 2	\$ -	\$ 2
Postage	\$ 450	\$ 38	\$ 56	\$ (19)
Insurance	\$ 28,049	\$ 28,049	\$ 25,517	\$ 2,532
Printing & Binding	\$ 200	\$ 17	\$ 2	\$ 14
Legal Advertising	\$ 1,900	\$ 158	\$ -	\$ 158
Other Current Charges	\$ 2,000	\$ 167	\$ 137	\$ 30
Property Appraiser	\$ 780	\$ -	\$ -	\$ -
Office Supplies	\$ 50	\$ 4	\$ 0	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 274	\$ 23	\$ -	\$ 23
Subtotal General & Administrative	\$ 125,027	\$ 40,260	\$ 36,404	\$ 3,856
<u>Operations & Maintenance:</u>				
Nona Crest				
Field Management	\$ 4,503	\$ 375	\$ 375	\$ 0
Landscape Maintenance	\$ 41,705	\$ 3,475	\$ -	\$ 3,475
Irrigation Repairs	\$ 5,000	\$ 417	\$ 395	\$ 21
Lake Maintenance	\$ 4,385	\$ 365	\$ 379	\$ (14)
Wall Repairs/Cleaning	\$ 2,500	\$ 208	\$ 465	\$ (257)
Feature Lighting	\$ 1,000	\$ 83	\$ -	\$ 83
Miscellaneous Common Area	\$ 5,000	\$ 417	\$ -	\$ 417
Subtotal Nona Crest	\$ 64,093	\$ 5,341	\$ 1,615	\$ 3,726

Narcoossee

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
La Vina				
Field Management	\$ 11,530	\$ 961	\$ 961	\$ 0
Landscape Maintenance	\$ 72,229	\$ 6,019	\$ -	\$ 6,019
Irrigation Repairs	\$ 10,500	\$ 875	\$ -	\$ 875
Lake Maintenance	\$ 4,788	\$ 399	\$ 402	\$ (3)
Utilities	\$ 7,150	\$ 596	\$ 437	\$ 159
Wall Repairs/Cleaning	\$ 3,000	\$ 250	\$ -	\$ 250
Solvino Streetlighting	\$ 3,036	\$ 253	\$ 230	\$ 23
Capri Streetlighting	\$ 4,318	\$ 360	\$ 327	\$ 33
Miscellaneous Common Area	\$ 5,000	\$ 417	\$ -	\$ 417
Subtotal La Vina	\$ 121,551	\$ 10,129	\$ 2,357	\$ 7,772
Nona Preserve				
Field Management	\$ 4,972	\$ 414	\$ 414	\$ 0
Landscape Maintenance	\$ 60,358	\$ 5,030	\$ -	\$ 5,030
Irrigation Repairs	\$ 4,500	\$ 375	\$ -	\$ 375
Lake Maintenance	\$ 4,410	\$ 368	\$ 382	\$ (15)
Miscellaneous Common Area	\$ 1,000	\$ 83	\$ -	\$ 83
Subtotal Nona Preserve	\$ 75,240	\$ 6,270	\$ 796	\$ 5,474
Parcels G & H				
Field Management	\$ 2,969	\$ 247	\$ 247	\$ 0
Landscape Maintenance	\$ 25,709	\$ 2,142	\$ -	\$ 2,142
Lake Maintenance	\$ 1,654	\$ 138	\$ 143	\$ (5)
Subtotal Parcels G & H	\$ 30,332	\$ 2,528	\$ 390	\$ 2,137
Total Expenditures	\$ 416,242	\$ 64,528	\$ 41,562	\$ 22,966
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (41,511)	
Other Financing Sources/(Uses):				
Capital Reserve Transfer Out	\$ (29,695)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (29,695)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (29,695)		\$ (41,511)	
Fund Balance - Beginning	\$ 29,695		\$ 143,424	
Fund Balance - Ending	\$ (0)		\$ 101,913	

Narcoossee
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 317,131	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 637	\$ 637
Total Revenues	\$ 317,131	\$ -	\$ 637	\$ 637
Expenditures:				
<i>Series 2013 A-1</i>				
Interest - 11/1	\$ 36,871	\$ -	\$ -	\$ -
Principal - 5/1	\$ 135,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 36,871	\$ -	\$ -	\$ -
<i>Series 2013 A-2</i>				
Interest - 11/1	\$ 23,063	\$ -	\$ -	\$ -
Principal - 5/1	\$ 55,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 23,063	\$ -	\$ -	\$ -
Total Expenditures	\$ 309,868	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,263		\$ 637	
Fund Balance - Beginning	\$ 226,450		\$ 392,721	
Fund Balance - Ending	\$ 233,713		\$ 393,358	

Narcoossee

Community Development District Capital Reserve Fund - Nona Crest

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Capital Projects	\$ 2,500	\$ -	\$ -	\$ -
Contingency	\$ 500	\$ 42	\$ 38	\$ 4
Total Expenditures	\$ 3,000	\$ 42	\$ 38	\$ 4
Excess (Deficiency) of Revenues over Expenditures	\$ (3,000)		\$ (37)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 7,440	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 7,440	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,440		\$ (37)	
Fund Balance - Beginning	\$ 88,326		\$ 88,326	
Fund Balance - Ending	\$ 92,767		\$ 88,289	

Narcoossee
Community Development District
Capital Reserve Fund - La Vina
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Capital Projects	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ 32,000	\$ 13,650	\$ 13,650	\$ -
Stormwater Cleanup	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 2,500	\$ 208	\$ 38	\$ 170
Total Expenditures	\$ 34,500	\$ 13,858	\$ 13,688	\$ 170
Excess (Deficiency) of Revenues over Expenditures	\$ (34,500)		\$ (13,687)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 15,211	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 15,211	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (19,289)		\$ (13,687)	
Fund Balance - Beginning	\$ 38,275		\$ 70,274	
Fund Balance - Ending	\$ 18,986		\$ 56,587	

Narcoossee
Community Development District
Capital Reserve Fund - Nona Preserve
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Projects	\$ 2,500	\$ -	\$ -	\$ -
Contingency	\$ 500	\$ 42	\$ 38	\$ 4
Total Expenditures	\$ 3,000	\$ 42	\$ 38	\$ 4
Excess (Deficiency) of Revenues over Expenditures	\$ (3,000)		\$ (38)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 7,043	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 7,043	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,043		\$ (38)	
Fund Balance - Beginning	\$ 45,703		\$ 43,243	
Fund Balance - Ending	\$ 49,747		\$ 43,206	

Narcoossee
Community Development District
Capital Reserve Fund - Parcels G & H
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Capital Projects	\$ 2,000	\$ -	\$ -	\$ -
Contingency	\$ 500	\$ 42	\$ 38	\$ 4
Total Expenditures	\$ 2,500	\$ 42	\$ 38	\$ 4
Excess (Deficiency) of Revenues over Expenditures	\$ (2,500)		\$ (37)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,500)		\$ (37)	
Fund Balance - Beginning	\$ 79,649		\$ 82,641	
Fund Balance - Ending	\$ 77,149		\$ 82,604	

Narcoossee
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51
Total Revenues	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expense	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 4,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,110
Information Technology	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56
Insurance	\$ 25,517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,517
Printing & Binding	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal General & Administrative	\$ 36,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,404
Operations & Maintenance													
Nona Crest													
Field Management	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 395
Lake Maintenance	\$ 379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379
Wall Repairs/Cleaning	\$ 465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Nona Crest	\$ 1,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,615

Narcoossee
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
La Vina													
Field Management	\$ 961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	961
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	402
Utilities	\$ 437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	437
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Solvino Streetlighting	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	230
Capri Streetlighting	\$ 327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	327
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal La Vina	\$ 2,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,357
Nona Preserve													
Field Management	\$ 414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	414
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	382
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Nona Preserve	\$ 796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	796
Parcels G & H													
Field Management	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	247
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	143
Subtotal Parcels G & H	\$ 390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	390
Total Expenditures	\$ 41,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,562
Excess Revenues (Expenditures)	\$ (41,511)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(41,511)
Other Financing Sources/Uses:													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (41,511)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(41,511)

Narcoossee

Community Development District

LONG TERM DEBT REPORT

SERIES 2013A-1, SPECIAL ASSESSMENT REFUNDING BONDS	
MATURITY DATE:	5/1/2033
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$104,321
RESERVE FUND BALANCE	\$104,321
BONDS OUTSTANDING - 9/30/13	\$2,885,000
LESS: PRINCIPAL PAYMENT 5/1/14	(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/15	(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/16	(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/17	(\$115,000)
LESS: PRINCIPAL PAYMENT 5/1/18	(\$115,000)
LESS: PRINCIPAL PAYMENT 5/1/19	(\$120,000)
LESS: PRINCIPAL PAYMENT 5/1/20	(\$125,000)
LESS: PRINCIPAL PAYMENT 5/1/21	(\$125,000)
LESS: PRINCIPAL PAYMENT 5/1/22	(\$130,000)
CURRENT BONDS OUTSTANDING	\$1,825,000

SERIES 2013A-2, SPECIAL ASSESSMENT REFUNDING BONDS	
MATURITY DATE:	5/1/2033
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$51,289
RESERVE FUND BALANCE	\$51,289
BONDS OUTSTANDING - 9/30/13	\$1,295,000
LESS: PRINCIPAL PAYMENT 11/1/13	(\$70,000)
LESS: PRINCIPAL PAYMENT 5/1/14	(\$35,000)
LESS: PRINCIPAL PAYMENT 5/1/15	(\$35,000)
LESS: PRINCIPAL PAYMENT 5/1/15	(\$10,000)
LESS: PRINCIPAL PAYMENT 5/1/16	(\$40,000)
LESS: PRINCIPAL PAYMENT 5/1/17	(\$40,000)
LESS: PRINCIPAL PAYMENT 5/1/18	(\$45,000)
LESS: PRINCIPAL PAYMENT 5/1/19	(\$45,000)
LESS: PRINCIPAL PAYMENT 5/1/20	(\$50,000)
LESS: PRINCIPAL PAYMENT 5/1/21	(\$50,000)
LESS: PRINCIPAL PAYMENT 5/1/22	(\$55,000)
CURRENT BONDS OUTSTANDING	\$820,000