

*Poinciana*  
*Community Development District*

*Agenda Package*

*July 17, 2024*

# AGENDA



***Poinciana***  
***Community Development District***  
***Meeting Agenda***

**Wednesday**  
**July 17, 2024**  
**12:00 PM**

**The Starlite Ballroom**  
**384 Village Drive**  
**Poinciana, Florida**

**Zoom Information for Members of the Public:**

**Link: <https://zoom.us/j/93704992274>**

**Dial-in Number: (646) 876-9923**

**Meeting ID: 937 0499 2274**

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Presentation on Erosion Repair
  - A. Review of Proposal for Erosion Repair
5. Review of Proposal for Aquatic Plantings on Pond E3
6. Ranking and Review of Proposals for Landscape Services and Selection of Landscape Vendor
  - A. Down to Earth
  - B. Floralawn
  - C. Rotolo
  - D. United
  - E. Weber/Continuum
  - F. Yardnique
  - G. Yellowstone
7. Approval of Minutes of the June 16, 2024 Meeting
8. Public Hearing
  - i. Public Comment Period
  - ii. Consideration of Resolution 2024-07 Adopting Fiscal Year 2025 Budget and Relating to the Annual Appropriations
  - iii. Consideration of Resolution 2024-08 Imposing Special Assessments and Certifying an Assessment Roll
9. Approval of Fiscal Year 2025 Meeting Schedule
10. Adoption of District Goals and Objectives
11. Staff Reports
  - A. Attorney
    - i. Status of License and Maintenance Agreement with HOA
  - B. Engineer
  - C. District Manager
    - i. Action Items List
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
  - D. Field Manager's Report
    - i. Field Manager's Report
    - ii. Pond Maintenance Report
    - iii. Midge Management Report
    - iv. Customer Complaint Log
12. Supervisor's Requests
13. Other Business
14. General Audience Comments
15. Next Meeting Date – **August 21, 2024 12:00 PM; Starlite Ballroom**
16. Adjournment

## SECTION IV

# Poinciana CDD - Erosion Restoration at E3

July 17, 2024



# Highly Effected Areas at E3

- 1. Top portion by Corsica Way Cul-de-sac: 265 ft.
- 2. Towards Sorrento Rd.: 164 ft.
- 3. Towards the left of Amalfi Ln. cul-de-sac: 354 ft.





# Pictures of Eroded Areas at Amalfi, Sorrento, and Corsica





# Pictures of Eroded Areas at Amalfi, Sorrento, and Corsica





# Pictures of Eroded Areas at Amalfi, Sorrento, and Corsica





# Solitude Lake Management – DredgeSOX Restoration





# Process of the DredgeSOX Restoration

- Vendor will prep and stage areas in need of repairs by removing any debris and/or trash.
- Effected areas will be graded, if needed and backfilled once the Dredgesox has been applied and staked to existing bank.
- Once the DredgeSOX has been stabilized, sod will be installed throughout.
- \*Aquatic plantings would be installed after completion and post review.



\*Aquatic plantings has been submitted for board review. Option would occur if approved.



# Benefits of DredgeSOX

- DredgeSOX “self-tightens” due to its ability to manage high weight displacement.
- Attaches directly to “intact” shore bank NOT to unstable shore bed.
- Exceptional water retention for vigorous growth of new vegetation.
- Superior buffering and filtering results in improved waterway and ecosystem.



# Pricing Options for DredgeS0X Restoration

- Option #1: Section 1 (Corsica Way): 265' x 18' and 2,650 square feet

Total: \$42,665.00

- Option #2: Section 2 (Sorrento Rd.): 164' x 18' and 1,640 square feet

Total: \$28,700.00

- Option #3: Section 3 (Amalfi Ln.): 354' x 18' and 3,540 square feet

Total: \$55,614.00

(Approximate 1 week completion per each option  
(Options #1-3))

- \*Option #4: All 3 Sections (Corsica Way, Sorrento Rd., and Amalfi Ln.): 783' x 18' and 7,830 square feet

(Approximate 2-week completion)

Total: \$117,450

\*Options #1-3 have separate mobilization and stage costs, whereas Option #4 would have a one-time cost.

# SECTION A

## **SERVICES CONTRACT**

CUSTOMER NAME: Poinciana CDD  
SUBMITTED TO: Joel Blanco  
CONTRACT DATE: June 17, 2024  
SUBMITTED BY: Stephen AmRhein  
SERVICES: SOX/Erosion Control

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The total fee for services is **\$117,450.00** The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.
4. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.  
Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation

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of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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

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

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by

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both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

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

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

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

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Poinciana CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please Mail All Contracts to:**

**1253 Jensen Drive, Suite 103  
Virginia Beach, VA 23451**

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## **SCHEDULE A – SERVICES**

### **SOX EROSION CONTROL SERVICES**

#### Project Summary:

SOLitude Lake Management will install DredgeSOX erosion control materials (SOX) at **Pond E3 in Poinciana** (783' of 18') as described below.

#### If split into sections-

Section 1 (Corsica Way): 265' x 18' and 2,650 square feet  
\$42,665.00

Section 2 (Sorrento Road): 164' x 18' and 1,640 square feet  
\$28,700.00

Section 3 (Amalfi Lane): 354' x 18' and 3,540 square feet  
\$55,614.00

SOX Erosion Solutions™ are bioengineered and designed to immediately halt soil erosion and stabilize shorelines. SOX systems offer these unique attributes;

- Long lasting results that continue to improve over time,
- Superior buffering and filtering results in improved waterway and ecosystem,
- Exceptional water retention for vigorous growth of new vegetation,
- The only erosion control system that integrates into the Earth,
- Uses locally sourced natural fill
- Attaches directly to "intact" shore bank NOT to unstable shore bed,
- Allows SOX to be re-tensioned whenever necessary,
- Subsurface staking system eliminates injury liability to humans and animals,
- SOX "self-tightens" due to its ability to manage incredible weight displacement.

#### Mobilization and Site Preparation:

1. SOLitude will mobilize equipment and materials to the site.
2. A staging area for materials and equipment will be required. Solitude will access the lake at designated areas and sod or otherwise restore these areas to their original condition.

#### Erosion Repair / Bank Restoration Services:

1. Repair approximately **783** linear feet of lake bank with SOX material.
2. Company will prep areas by removing debris and trash. Any irrigation, culverts, drains will be replaced / extended as necessary and billed at time and materials.
3. The DredgeSOX will be backfilled with material dredged from the lake using a portable sediment removal system and/or with imported fill as necessary.

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4. Materials consist of the following: 18 foot SOX, wooden stakes, rope, and fill material.
5. SOLitude will utilize wooden stakes to secure the SOX material.
6. Solitude will plant sod on the new installed area. It will be the responsibility of the community to irrigate the new sod/planted area once installed.
7. SOLitude will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
8. Customer understands that it is their responsibility to mark sprinkler heads, otherwise SOLitude will not be responsible for damage to the system during the course of work. SOLitude will repair any marked sprinkler heads damaged during erosion work in a timely manner.

Customer Responsibilities:

1. Customer is responsible for the cost of any necessary permits that may be required prior to commencement of work.
2. Provide all available as-built or other plans related to the areas to be restored, used for staging, or otherwise impacted by the project work.
3. Mark all sprinkler heads and other items that are buried or not readily visible and obvious upon original visual inspection.
4. In the event that fill material suppliers increase the cost of materials necessary for SOX installation, Customer will be responsible for incurring the difference in cost. Every effort will be made to notify Customer with as much advance notice as possible in the event that an increase occurs.
5. It is the customer's responsibility to irrigate the new sod/planted area once installed.

Assumptions:

1. This contract is for the limited scope of work and materials as defined above. Any other activity, additions, or inclusions will be at an additional cost to the customer.

Exclusions:

1. Any watering, mowing, or additional maintenance of the sodded or other restored areas following completion of the specified work.
2. Company is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees, or any lines not noted on the as-built plans or located prior to project.
3. Company is not responsible for any additional work required as a result of or damage to unknown underwater structures.
4. Permitting
5. Unless otherwise noted, this contract does not include: backfill behind repair area, removal and/or trimming of vegetation, any required anchors other than wooden stakes, removal or relocation of rip rap or boulders, extension or replacement of pipes, and extra starts and/or stops in the repair to accommodate obstacles. All of these items will be considered as extras and will be invoiced to the customer at time and materials in addition to the stated contract price.

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General Conditions:

1. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
2. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.
3. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.

Warranty:

1. DredgeSOX material is warrantied for five (5) years.
2. The labor warranty for any manual adjustments needed is for a one (1) year period. Our guarantee does not include the loss of material due to 'acts of God' such as floods, hurricanes, or other catastrophic events, nor does it include loss due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of the organization.

**Sox/Erosion control Service includes: 783' of 18' SOX, imported fill, sod, supplies (rope, stakes, etc.), equipment and labor.**

General Qualifications:

1. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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## SECTION V

## **SERVICES CONTRACT**

CUSTOMER NAME: PCDD  
SUBMITTED TO: Joel Blanco  
CONTRACT DATE: June 10, 2024  
UBMITTED BY: Stephen AmRhein  
SERVICES: Planting

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The total fee for services is **\$13,500.00. Price is valid for 60 days from the contract date.** The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation

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of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

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

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

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by

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both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

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

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

PCDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_

**Please Mail All Contracts to:**

**1253 Jensen Drive, Suite 103  
Virginia Beach, VA 23451**

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### **SCHEDULE A - SERVICES**

Plant 9,000 littorals at mapped area (including blue areas) in 3 rows. 5,000 Spike Rush, 3,000 Pickerel Weed, and 1,000 Yellow Canna.

#### **Customer Responsibilities (when applicable):**

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

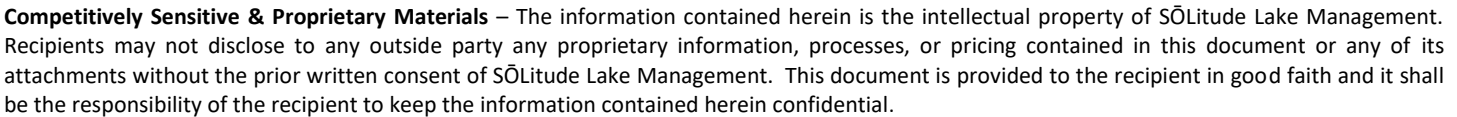
#### **General Qualifications:**

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

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of Sölitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of Sölitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SŌlitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌlitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



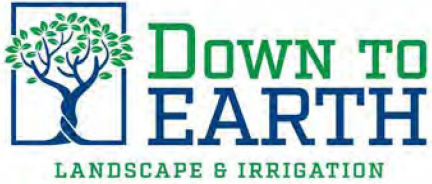


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## SECTION VI

# SECTION A





# POINCIANA COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE | IRRIGATION | CONSTRUCTION | GOLF



**PREPARED FOR:**

**TRICIA  
ADAMS**

**Governmental  
Management  
Services – Central  
Florida, LLC**

District Manager  
219 East Livingston Street  
Orlando, FL. 32801  
Email: [tadams@gmscfl.com](mailto:tadams@gmscfl.com)

Proposal issued:  
**July 9, 2024**

Proposal valid for 30 days

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July 9, 2024

Poinciana Community Development District

RE: POINCIANA COMMUNITY DEVELOPMENT DISTRICT Landscape and Irrigation  
Maintenance Request for Proposal

Dear Board Members c/o Tricia Adams,

I personally want to thank you for considering Down To Earth as your Landscape Maintenance partner and for inviting us to participate in your RFP. We are confident that the following information will help to make the best decision and appreciate all the time you have taken to ensure we are submitting the most accurate proposal that reflects the expectations of the community.

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**

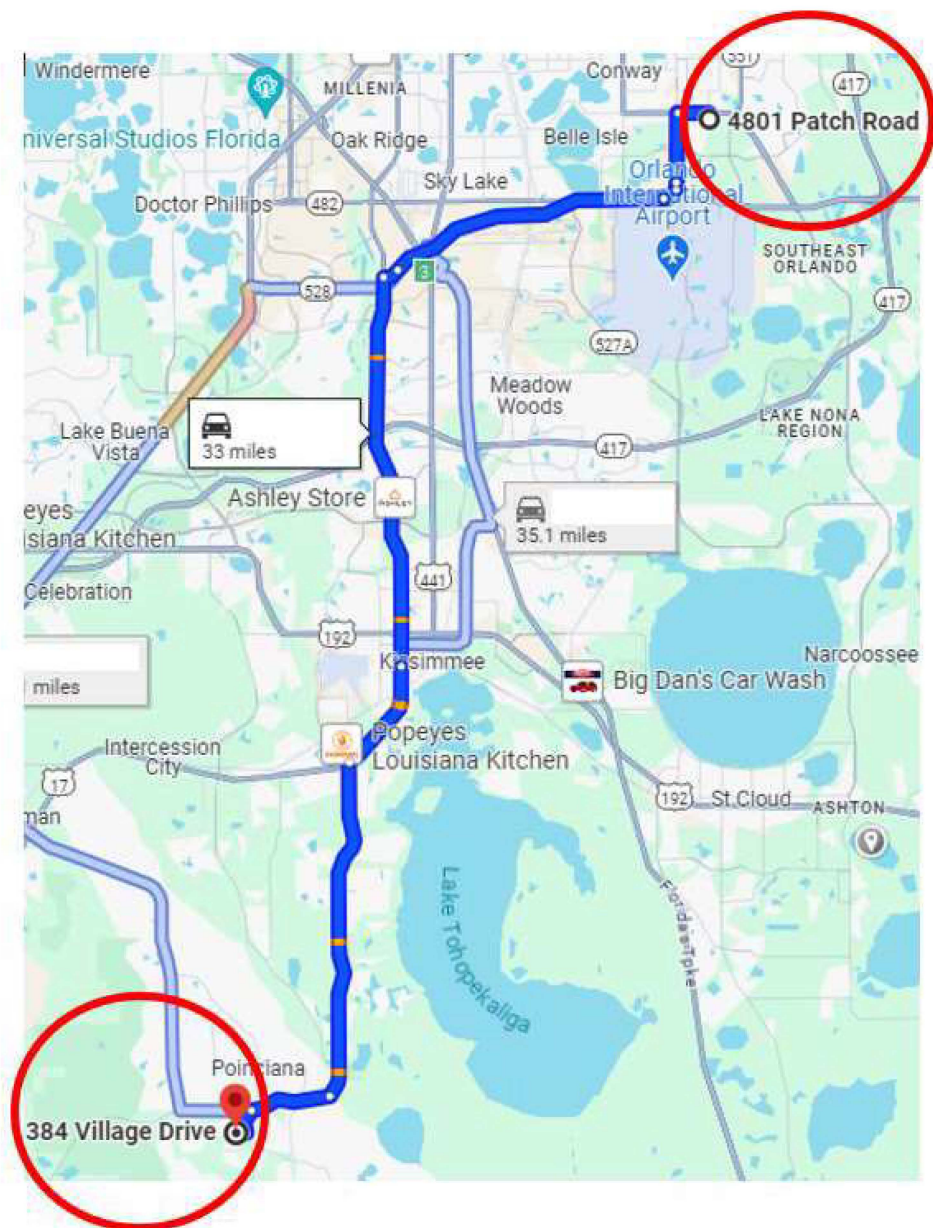
- We strive to deliver best in class quality and safety while improving our services and results every day.

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,

Dennis Milavec  
Business Development  
412-867-6316  
Dennis.milavec@down2earthinc.com

# DOWN TO EARTH PATCH ROAD TO POINCIANA COMMUNITY DEVELOPMENT DISTRICT



# 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

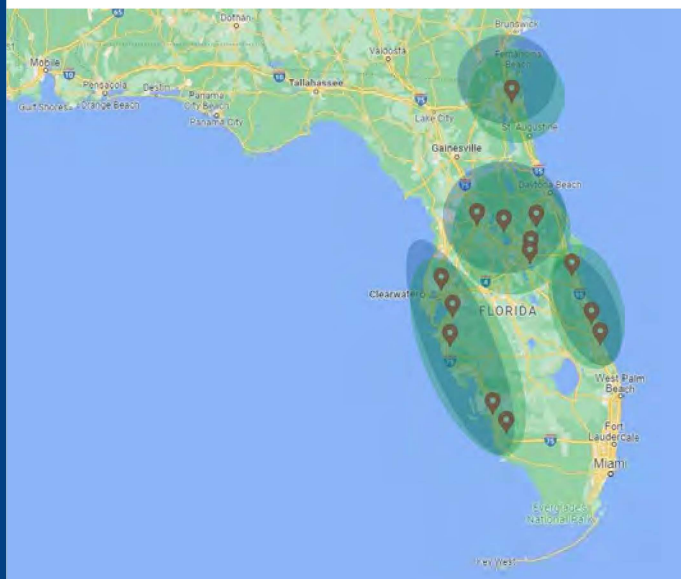
Down To Earth's goal for all three divisions is to approach it with the same business strategy and principles that have made the company a success for 30+ years: surround yourself with great people that demonstrate our **"ICARE"** values and offer a service that brings **"Natural Joy"** to our customers.

## 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

# COMPANY FINANCIALS

BUILDING VALUE THROUGH STRONG PARTNERSHIPS



## DOWN TO EARTH FINANCIALLY SOUND

**Down To Earth Landscape & Irrigation strives to deliver the highest quality of service to clients and support programs that help to maintain healthy and vibrant communities.**



Strong leadership teams designed to execute smart business strategies, leverage best-in-class operating resources to maximize efficiency.



Seasons Service Select LLC (DBA Down To Earth)  
Attention: Joe Iafigliola  
7887 Hub Parkway  
Valley View, OH 44125

Re: Seasons Service Select, LLC (the "Company")

Dear Mr. Iafigliola:

In response to a request from the Company to provide certain information in regard to its account relationship with JPMorgan Chase Bank, N.A. ("Chase") at the request of the Company's customer, Chase provides the following summary:

Relationship began:	July 7, 2016
Account Name:	SSS Down To Earth OPCO LLC
Account Registration Location:	Ohio
Performance to Contract:	Yes

The information in this letter is provided as an accommodation to the inquirer. This letter, together with any information provided in it, is furnished on the condition that it is strictly confidential; that no liability or responsibility whatsoever in connection therewith shall attach to Chase or any of its officers, employees, or agents; that this letter makes no representations regarding the general condition of the companies named herein, their management, or their future ability to meet their obligations, and that information provided in this letter or in connection therewith is subject to change without notice.

Please be advised that this letter refers only to facts as they exist as of the date of this letter and that Chase shall have no duty or obligation to inform the addressee hereof of any future changes in such facts. This letter is solely for the benefit of the addressee hereof for the referenced purpose, and may not be relied on by any other person or for any other purpose. Questions posed but not answered are either questions to which Chase does not respond or questions for which the Company has specifically advised us to keep the information confidential. No positive or negative inference should be drawn from the fact that a question was asked but not answered.

Sincerely,

**JPMORGAN CHASE BANK, N.A.**

Matthew J. Gausman  
Executive Director – Commercial Banking  
1300 East Ninth Street - OH2-5444,  
Cleveland, OH 44114  
T: 216 781 2320  
[matthew.j.gausman@chase.com](mailto:matthew.j.gausman@chase.com)

Cc: Chase credit file





## INDEPENDENT AUDITOR'S REPORT

Joe lafigliola, CFO  
Down to Earth Landscape & Irrigation  
2701 Maitland Center Parkway, #200  
Maitland, Florida 32751

### Opinion

We have audited the accompanying consolidated financial statements of Seasons Service Select, LLC and Subsidiaries (the "Company"), which comprise the consolidated balance sheet as of December 31, 2022, and the related consolidated statement of operations and changes in member's deficit, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Company as of December 31, 2022, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

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

### Emphasis of Matter

As discussed in Note A to the financial statements, the Company changed its method of accounting for leases during the year ended December 31, 2022 due to the adoption of Financial Accounting Standards Board Accounting Standards Codification 842, *Leases*. Our opinion is not modified with respect to that matter.

### Responsibilities of Management for the Financial Statements

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

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

June 5, 2023  
Orlando, Florida

*Berman Hopkins Wright & LaHam*  
*CPAs and Associates, LLP*





*Managing Risk · Insuring Success · Since 1972*

January 25, 2023

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

## 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.**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/27/2024

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).

<b>PRODUCER</b> Baldwin Krystyn Sherman Partners LLC 5216 Summerlin Commons Blvd. Ste 200 Fort Myers FL 33907	<b>CONTACT</b> NAME: Edward May PHONE (A/C, No, Ext): 813-937-1512 E-MAIL: certificates@bks-partners.com ADDRESS: certificates@bks-partners.com	<b>FAX</b> (A/C, No):
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
INSURER A: Evanston Insurance Company		35378
INSURER B: Greenwich Insurance Company		22322
INSURER C: XL Specialty Insurance Company		37885
INSURER D: CNA Insurance Company Limited		
INSURER E: Westchester Surplus Lines Insu		10172
INSURER F: Gemini Insurance Company		10833

License#: L002281  
SEASSER-01**COVERAGES****CERTIFICATE NUMBER: 653163581****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		RDG3002006	2/28/2024	1/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		RAD9438300	2/28/2024	1/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		MKLV7EUL103440	2/28/2024	2/28/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N <input type="checkbox"/> A	RWD3002005	2/28/2024	1/1/2025	<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
D E F	Inland Marine Pollution Coverage Professional Coverage		7018535549 TBD VNPL013740	2/28/2024 2/28/2024 7/31/2023	2/28/2025 2/28/2025 7/31/2024	Leased/Rented Equip 300,000 Each Occurr/Aggregate 2,000,000 Each Occurr/Aggregate 1,000,000/2,000,000

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

**CERTIFICATE HOLDER****CANCELLATION**

\*For Informational 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

© 1988-2015 ACORD CORPORATION. All rights reserved.



# DTE W9

<p><b>Form W-9</b> (Rev. March 2024) Department of the Treasury Internal Revenue Service</p>	<p><b>Request for Taxpayer Identification Number and Certification</b></p> <p>Go to <a href="http://www.irs.gov/FormW9">www.irs.gov/FormW9</a> for instructions and the latest information.</p>	<p>Give form to the requester. Do not send to the IRS.</p>																																																		
<p><b>Before you begin.</b> For guidance related to the purpose of Form W-9, see <i>Purpose of Form</i>, below.</p>																																																				
<p>Print or type. See Specific Instructions on page 3.</p>	<p><b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>SSS Down To Earth Opco LLC</p>																																																			
	<p><b>2</b> Business name/disregarded entity name, if different from above.</p> <p>Down To Earth</p>																																																			
	<p><b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor    <input type="checkbox"/> C corporation    <input type="checkbox"/> S corporation    <input type="checkbox"/> Partnership    <input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <span style="float: right;">P</span></p> <p><b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions)</p>																																																			
	<p><b>4</b> 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 Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p>(Applies to accounts maintained outside the United States.)</p>																																																			
	<p><b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/></p>																																																			
	<p><b>5</b> Address (number, street, and apt. or suite no.). See instructions.</p> <p>2701 Maitland Center Parkway, Suite 200</p>																																																			
	<p><b>6</b> City, state, and ZIP code.</p> <p>Maitland, FL 32751</p>																																																			
<p><b>7</b> List account number(s) here (optional)</p>		<p>Requester's name and address (optional)</p>																																																		
<p><b>Part I Taxpayer Identification Number (TIN)</b></p> <p>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 <i>How to get a TIN</i>, later.</p> <p><b>Note:</b> If the account is in more than one name, see the instructions for line 1. See also <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.</p>																																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="10" style="text-align: center;"><b>Social security number</b></td> </tr> <tr> <td style="width: 30px;"> </td><td style="width: 30px;"> </td><td style="width: 30px;"> </td><td style="width: 30px;"> </td><td style="width: 30px;"> </td><td style="width: 30px;"> </td><td style="width: 30px;"> </td><td style="width: 30px;"> </td><td style="width: 30px;"> </td><td style="width: 30px;"> </td> </tr> <tr> <td colspan="10" style="text-align: center;">OR</td> </tr> <tr> <td colspan="10" style="text-align: center;"><b>Employer identification number</b></td> </tr> <tr> <td style="width: 30px;">3</td><td style="width: 30px;">8</td><td style="width: 30px;">-</td><td style="width: 30px;">4</td><td style="width: 30px;">0</td><td style="width: 30px;">0</td><td style="width: 30px;">6</td><td style="width: 30px;">3</td><td style="width: 30px;">3</td><td style="width: 30px;">6</td> </tr> </table>			<b>Social security number</b>																				OR										<b>Employer identification number</b>										3	8	-	4	0	0	6	3	3	6
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<p><b>Part II Certification</b></p> <p>Under penalties of perjury, I certify that:</p> <p>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</p> <p>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</p> <p>3. I am a U.S. citizen or other U.S. person (defined below); and</p> <p>4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.</p> <p><b>Certification instructions.</b> 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.</p>																																																				
<p><b>Sign Here</b></p> <table style="width: 100%;"> <tr> <td style="width: 60%;"> <p>Signature of U.S. person <i>Tom Stigge</i></p> </td> <td style="width: 40%;"> <p>Date <i>4/30/2024</i></p> </td> </tr> </table>			<p>Signature of U.S. person <i>Tom Stigge</i></p>	<p>Date <i>4/30/2024</i></p>																																																
<p>Signature of U.S. person <i>Tom Stigge</i></p>	<p>Date <i>4/30/2024</i></p>																																																			

## 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](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



# Licenses & Certifications





# Licenses & Certifications

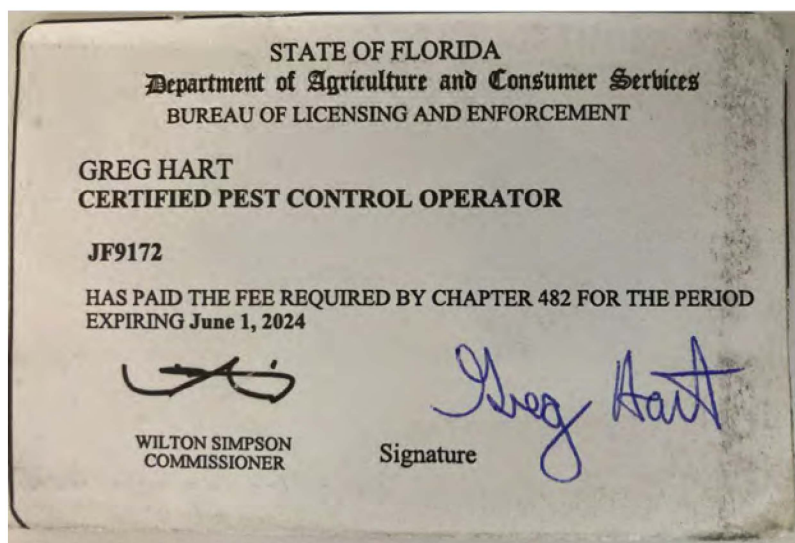


**RAIN BIRD**



# Licenses & Certifications

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# Licenses & Certifications



## Department of Environmental Protection

2600 Blair Stone Road, M.S. 3570  
Tallahassee, Florida 32399-2400

**UF IFAS**  
UNIVERSITY of FLORIDA

GI-BMP Trainee ID: GV34155  
Certification date: 1/9/2015

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP Office of the Florida-Friendly Landscaping™ Program at [gibmp@ifas.ufl.edu](mailto:gibmp@ifas.ufl.edu) or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially after January 1, 2014. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aesocomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Entomology and Pest Control, (850) 617-7997

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:  
[http://fyn.ifas.ufl.edu/professionals/instructor\\_program.html](http://fyn.ifas.ufl.edu/professionals/instructor_program.html)

**Test Score: 83%**

Lazaro Gonzalez  
Down to Earth  
PO Box 738  
Tangerine, FL 32777

State of Florida  
DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

**Lazaro Gonzalez**

GV34155-1

GV34155

Certificate # Trainee ID #  
**GREEN INDUSTRIES BEST MANAGEMENT PRACTICES  
TRAINING PROGRAM**



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

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

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

**Owner:**

**License Number:** 13606

**License Type:** BTR

**Issued Date:** 9/30/2023

**Classification:** Business Tax Receipt

**Expiration Date:** 9/30/2024

**Fees Paid:** \$161.99

**Type Of Business:** Landscape Services

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**



# 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.

# 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





# 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/](http://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.



# 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.



## Hurricane and Severe Weather Debris and Clean-up

**Down To Earth** understands the unpredictability of Florida weather and, over the past 30 years, we have offered quick responses to clean up debris and damage. Our extensive manpower, strong network of vendors, and equipment allow us to act quickly and address issues efficiently. More importantly, DTE will take preventive measures to lessen the impact of a disaster, including pre-storm tree trimming and removal of loose debris, to avoid damage caused by the wind.

In addition to our current maintenance staff, our Construction Division employees and subcontract partners are available to restore your property to pre-storm conditions.

Our record over the years, and **ICARE** values, have proven that we will do everything we can to eliminate the problems and stress caused to our clients in these situations in a 3-phase approach:

- Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.
- Phase 2: Complete clean-up, staking, and specific re-builds as requested, so that recurring maintenance can begin.
- Phase 3: Property re-build: Normal enhancement rates would apply.

When a hurricane threatens or a disaster strikes, you can count on Down To Earth to keep your property beautiful and operating safely\*.

Regular Hour clean-up & Stake Labor (First 40 hours)	\$ 80/hr.
Overtime/Holiday labor rates to prepare or clean up	\$ 95/hr.
Chainsaw Operator	\$ 90/hr.
Irrigation Repairs or Diagnostics	\$ 95/hr.
Lodge Pole w/Staking Rope	\$ 30/unit.
2x4 w/Banding Kit	\$ 40/kit.
4x4 w/Banding Kit	\$ 65/kit.
Dump fees	\$ 85/Cubic yard
Machine (Skid steer, loader...etc.) includes operator.	\$190/hr.
Crane	\$ Priced per request

*\* Rates are per person, per hour and will continue until DTE is notified to stop work or regular maintenance resumes. Given the nature of these services, payments are progress billed, and due immediately for all hurricane and/or severe weather-related charges. Also, please note that any preparation material or replacement material will be billed separately.*

During a storm, people and resources are stretched to the maximum, so thank you for your continued support as we truly value our partnership.





If you would like Down To Earth to prioritize severe weather services at your property/community, please authorize by signing this form and giving it directly to your Account Manager or emailing it to [Storm\\_Prep@down2earthinc.com](mailto:Storm_Prep@down2earthinc.com):

Property Name: \_\_\_\_\_

Property address: \_\_\_\_\_

Name of person completing this request: \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

Notes on priorities: \_\_\_\_\_

Authorized and signed \_\_\_\_\_

Date: \_\_\_\_\_

By signing and authorizing the above, you are agreeing to the terms and conditions to include the above billed rates.



# 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.**

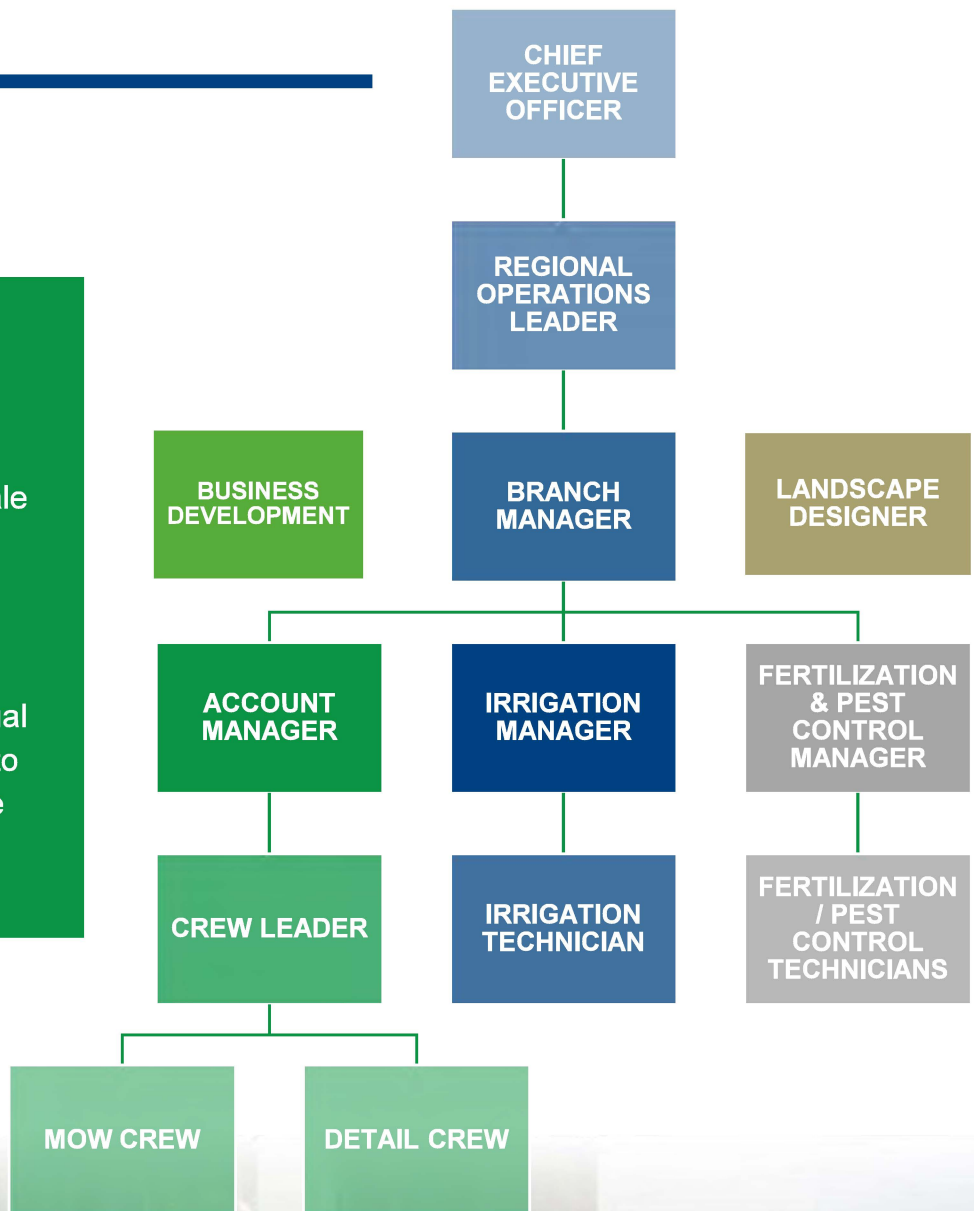
**OUR TEAM IS COMMITTED TO CREATING  
THE HEALTHIEST AND MOST VIBRANT  
LANDSCAPE FOR YOU**



# 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".



# 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

- Corvin Farmer
- Leads the region and provides support and resources.

## BRANCH MANAGER

- Kehana Burnett
- Leads multiple field teams and is responsible for the operations for your property.

## ACCOUNT / PROJECT MANAGER

- Gabriel Wood
- Manages the on-site maintenance crews as the primary onsite point of contact.

## BUSINESS DEVELOPMENT

- Dennis Milavec
- Provides key information on services to ensure a smooth onboarding process.

## SR. LANDSCAPE DESIGNER

- Josephine "Josie" Weller
- Creates beautiful custom landscapes as an industry trained professional.

# EXPERIENCE

## YOUR TEAM'S BACKGROUND

**Corvin Farmer**

**REGIONAL OPERATIONS LEADER**

### SUMMARY

Business professional focused on supporting cross-functional teams to increase customer satisfaction through process improvements. Exceptional knowledge of developing strategic plans to drive efficiencies and achieve excellence. 15 years of experience in the green industry implementing marketing strategies and accomplishing revenue goals.

### QUALIFICATIONS

- Certified in Best Management Practices of the Florida Green Industries- University of Florida
- Licensed Commercial Fertilizer Applicator by the Florida Dept. of Agriculture
- FNGLA Certified Horticultural Professional / Certified Pest Control Operator

### WORK EXPERIENCE

Down to Earth- Market Operations Leaders	2023 - Present
Down to Earth- Continuous Improvement Manager	2022 - 2023
Down to Earth- Branch Manager SW Orlando	2021 - 2022

**Kehana Burnett**

**BRANCH MANAGER**

### SUMMARY

Dynamic Manager offering 15+ years of experience and expertise in building partnerships, relationship management, account management, and business development. A strong woman leader with proficiency in growing professional networks, influencing decision-makers, and devising successful strategies.

### QUALIFICATIONS

- Certified in Best Management practices of the Florida Green Industries- University of Florida

### EXPERIENCE

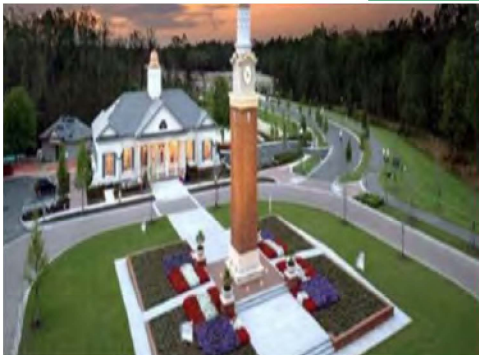
Branch Manager	2024 - Present
Account Manager/ Enhancement Manager-	2019 - 2023
Business Developer	2017 - 2019
Property Manager	2015 - 2017



# MAINTENANCE PROJECTS & REFERENCES



Bella Collina  
16690 Cavallo  
Drive Montverde, FL



Independence HOA  
14123 Pleach Street  
Winter Garden, FL



Margaritaville Orlando  
8000 Fins Up Circle  
Four Corners, FL

Additional contact information for references can be provided separately upon request.

# MAINTENANCE PROJECT AND REFERENCES

## **Gramercy Farms CDD**

**Bryan Schaub**

**407.472.2471**

**BSchaub@rizzetta.com**

**\$210,375.00 annually**

**We offer full-service landscape maintenance throughout the district.**

## **Avalon Groves CDD**

**Kyle Darin**

**321.263.0132 ext 742**

**Kdarin@vestapropertyservices.com**

**\$314,715.00 annually**

**We offer full-service landscape maintenance throughout the district.**

## **Independence HOA**

**Tim Gesling**

**407.724.8472**

**\$1,088,112.84 annually**

**We offer full-service landscape maintenance throughout the community.**

## **Overlook at Hamlin**

**Melissa Glen**

**352.360.1001**

**\$537,186.00 annually**

**We offer full-service landscape maintenance throughout the community.**

## **Royal Harbor POA**

**Angie Carulli**

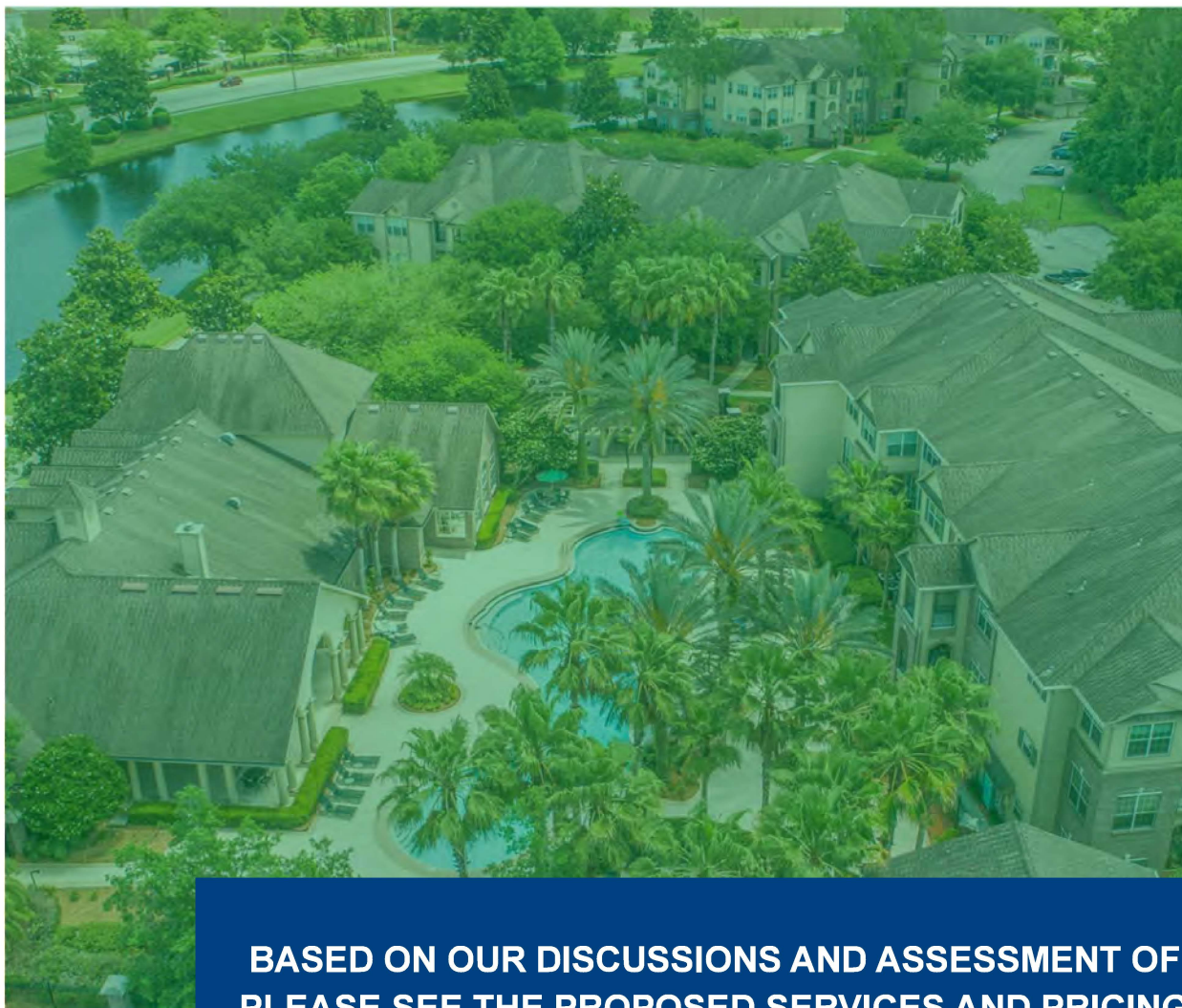
**352.742.2300**

**\$270,000.00 annually**

**We offer full-service landscape maintenance throughout the community.**

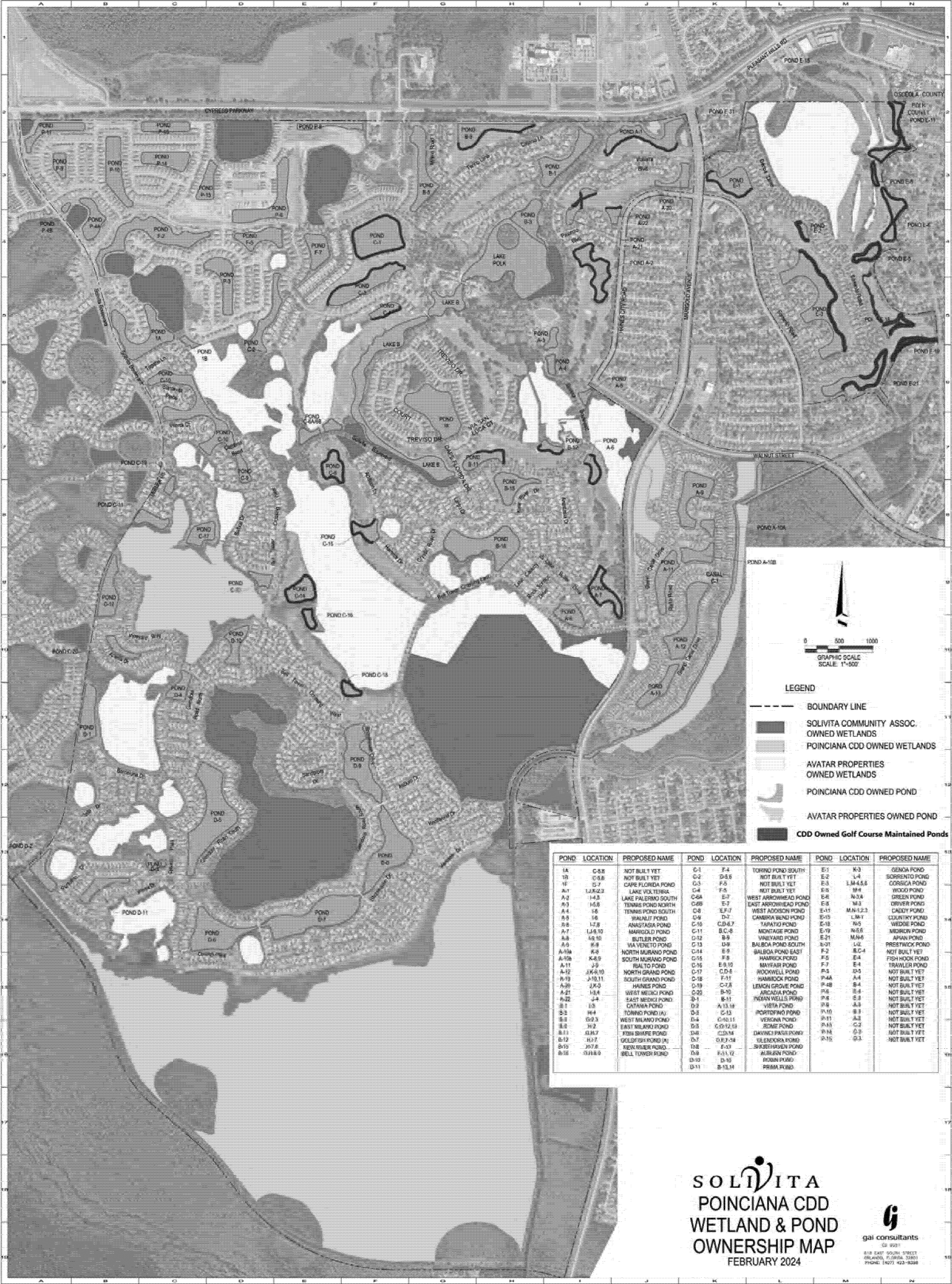
# PROPOSAL PRICING

PREPARED FOR POINCIANA  
COMMUNITY DEVELOPMENT DISTRICT



**BASED ON OUR DISCUSSIONS AND ASSESSMENT OF YOUR PROPERTY,  
PLEASE SEE THE PROPOSED SERVICES AND PRICING WE CAN PROVIDE  
TO BEST SERVE YOUR PROPERTY.**





**LEGEND**

- BOUNDARY LINE
- SOLIVITA COMMUNITY ASSOC. OWNED WETLANDS
- POINCIANA CDD OWNED WETLANDS
- AVATAR PROPERTIES OWNED WETLANDS
- POINCIANA CDD OWNED POND
- AVATAR PROPERTIES OWNED POND
- CDD Owned Golf Course Maintained Ponds

POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME
1A	C-8	NOT BUILT YET	C-1	F-4	TOWN POND SOUTH	E-1	K-3	GENOA POND
1B	C-8	NOT BUILT YET	C-2	D-8.6	NOT BUILT YET	E-2	L-4	SORRENTO POND
1F	G-7	CAPE FLORIDA POND	C-3	F-5	NOT BUILT YET	E-3	L-4.4-5.6	CORRIGA POND
A-1	H-3	LAKE VOLTERRA	C-4	F-6	NOT BUILT YET	E-4	M-4	WOOD POND
A-2	H-3	LAKE PALERMO SOUTH	C-6A	E-7	WEST ARROWHEAD POND	E-6	N-3A	DREEN POND
A-3	I-5.6	TENNIS POND NORTH	C-6B	E-7	EAST ARROWHEAD POND	E-8	N-3	DRIVER POND
A-4	I-6	TENNIS POND SOUTH	C-8	E-7	WEST ARROWHEAD POND	E-11	M-11.2,3	CADDO POND
A-5	I-6	WALNUT POND	C-9	D-7	CAMERA BEND POND	E-13	L-8.1	COUNTRY POND
A-6	I-7.8	ANASTASIA POND	C-10	C-D-6.7	TAPATIO POND	E-18	N-5	WEDGE POND
A-7	I-8.10	MARIGOLD POND	C-11	B-C-8	MONTAGE POND	E-19	N-6	MEDIAN POND
A-8	I-8.10	BUTLER POND	C-12	B-9	VINEYARD POND	E-21	M-16	APLAN POND
A-9	K-8	VIA VENETO POND	C-13	D-9	BALEGA POND SOUTH	E-21	L-2	PRESTWICK POND
A-10A	K-8	NORTH MURANO POND	C-14	E-9	BALEGA POND EAST	F-2	B-C-4	NOT BUILT YET
A-10B	K-8.9	SOUTH MURANO POND	C-15	E-9	HAMMOCK POND	F-5	E-4	FISH HOOK POND
A-11	J-9	RIALTO POND	C-16	E-9.10	MAVERAY POND	F-7	E-4	TRAVLER POND
A-12	J-K-10	NORTH GRAND POND	C-17	C-D-8	ROCKWELL POND	F-3	D-3	NOT BUILT YET
A-13	J-K-11	SOUTH GRAND POND	C-18	F-11	HAMMOCK POND	F-4A	A-4	NOT BUILT YET
A-30	J-K-9	HANES POND	C-19	C-7A	LEMON GROVE POND	F-4B	B-4	NOT BUILT YET
A-21	J-4	WEST MEDICI POND	C-20	B-10	ARCADIA POND	F-6	E-4	NOT BUILT YET
A-22	J-4	EAST MEDICI POND	C-21	B-11	IRON WELLS POND	F-6	E-9	NOT BUILT YET
B-1	I-8	CATANIA POND	C-2	A-13.18	VIRTA POND	F-9	A-3	NOT BUILT YET
B-2	H-4	TOWN POND (A)	C-3	C-13	PORTOFINO POND	F-10	B-1	NOT BUILT YET
B-3	G-9.3	WEST MILANO POND	C-4	C-16.17	VERONA POND	F-11	A-3	NOT BUILT YET
B-6	H-2	EAST MILANO POND	C-5	C-19.12.13	ROME POND	F-11	C-3	NOT BUILT YET
B-11	J-K-7	FOBI SHAPE POND	C-6	C-21A	DAVINCI POND	F-11	G-3	NOT BUILT YET
B-12	J-K-7	GOLDEN POND (A)	C-7	D-E-7-14	GIUDICIA POND	F-11	G-3	NOT BUILT YET
B-13	K-7.8	NEW RIVER POND	C-8	F-13	SWITCH POND	F-11	G-3	NOT BUILT YET
B-13	G-11.9	BELL TOWER POND	C-9	F-13.12	AURORA POND	F-11	G-3	NOT BUILT YET
			C-10	D-10	ROBIN POND			
			C-11	B-13.14	PRIMA POND			

**SOLIVITA**  
POINCIANA CDD  
WETLAND & POND  
OWNERSHIP MAP  
FEBRUARY 2024

**gai consultants**  
518 EAST 50TH STREET  
SUITE 100  
POINCIANA, FL 33661  
PHONE: (407) 422-9388

# LANDSCAPE & IRRIGATION PROPOSAL

POINCIANA COMMUNITY DEVELOPMENT DISTRICT

## **Pricing Summary** **BASED ON 32 Mows 32 Visits**

Base Maintenance 1 <sup>st</sup> Year	\$210,652.00	Annually
Base Maintenance 2 <sup>nd</sup> Year	\$210,652.00	Annually
Base Maintenance 3 <sup>rd</sup> Year	\$219,078.00	Annually
Base Maintenance 4 <sup>th</sup> Year	\$227,841.00	Annually
Base Maintenance 5 <sup>th</sup> Year	\$236,955.00	Annually

**Poinciana Community Development District Landscape Fee Summary**

Contractor: **Down To Earth**

Address: 2701 Maitland Center PKWY, Suite 200  
Maitland, FL 32751

Phone: 321-263-2700

Fax:

Contact: **Dennis Milavec**

Email: [Dennis.Milavec@down2earthinc.com](mailto:Dennis.Milavec@down2earthinc.com)

Property: Poinciana CDD - Lake Bank Mowing

Address: 219 E. Livingston St.  
Orlando, Florida, 32801  
Phone: 407-841-5524, ext. 147

Contact: **Tricia L. Adams**

Email: [tadams@gmscf.com](mailto:tadams@gmscf.com)

Dates: 9/1/2024 through 8/31/2025

	2025 JAN	2025 FEB	2025 MAR	2025 APRIL	2025 MAY	2025 JUN	2025 JUL	2025 AUG	2024 SEP	2024 OCT	2024 NOV	2024 DEC	TOTAL
<b>ESSENTIAL SERVICES A-D</b>													
(Component A) - Mowing/Detailing	6,583	6,583	13,166	19,749	19,749	26,331	26,331	26,331	26,331	19,749	13,166	6,583	\$210,652
<b>TURF CARE - NONE AT THIS TIME</b>													
(Component B) Bahia/St Augustine/Zoysia	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>TREE/SHRUB CARE Includes OTC -NONE AT THIS TIME</b>													
(Component C) Tree/Shrub Fert/OTC/Drenching	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>IRRIGATION MAINT. - NONE AT THIS TIME</b>													
(Component D)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>ANNUAL CHANGES - NONE AT THIS TIME</b>													
(Component E.1) Per Annual Pricing: \$2.25	NA NA	NA	NA	NA NA	NA	NA	NA NA	NA	NA	NA NA	NA	NA	\$0
<b>BED DRESSING - NONE AT THIS TIME</b>													
(Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch: \$58	NA	NA	NA	NA	NA NA	NA	NA	NA	NA	NA	NA NA	NA	\$0
<b>PALM TRIMMING - NONE AT THIS TIME</b>													
(Component E.3) Per Palm Price: \$45 and \$65 Palm counts: NONE AT THIS TIME	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>TOTAL FEE PER MONTH:</b>	\$6,583	\$6,583	\$13,166	\$19,749	\$19,749	\$26,331	\$26,331	\$26,331	\$26,331	\$19,749	\$13,166	\$6,583	\$210,652

<b>Flat Fee Schedule</b>	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$210,652
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<b>Essential Services</b>	\$210,652
Mowing/Detailing/Irrigation/Fert and Pest	

<b>Extra Services</b>	\$0
Annual Changes, Palm Pruning, Mulch	

<b>TOTAL</b>	\$210,652.00
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**Emergency Services**

**OT**

Supervisor Hourly Rate:	\$98.00
Laborer Hourly Rate:	\$68.00



Poinciana Community Development District Landscape Fee Summary

Contractor: **Down To Earth**

Address: 2701 Maitland Center PKWY, Suite 200

Maitland, FL 32751

Phone: 321-263-2700

Fax:

Contact: **Dennis Milavec**

Email: [Dennis.Milavec@down2earthinc.com](mailto:Dennis.Milavec@down2earthinc.com)

Property: Poinciana CDD - Lake Bank Mowing

Address: 219 E. Livingston St.

Orlando, Florida, 32801

Phone: 407-841-5524, ext. 147

Contact: **Tricia L. Adams**

Email: [tadams@gmscf.com](mailto:tadams@gmscf.com)

Dates: 9/1/2025 through 8/31/2026

	2026 JAN	2026 FEB	2026 MAR	2026 APRIL	2026 MAY	2026 JUN	2026 JUL	2026 AUG	2025 SEP	2025 OCT	2025 NOV	2025 DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	6,583	6,583	13,166	19,749	19,749	26,331	26,331	26,331	26,331	19,749	13,166	6,583	\$210,652
TURF CARE - NONE AT THIS TIME (Component B) Bahia/St Augustine/Zoysia	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
TREE/SHRUB CARE Includes OTC -NONE AT THIS TIME (Component C) Tree/Shrub Fert/OTC/Drenching	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
IRRIGATION MAINT. - NONE AT THIS TIME (Component D)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
ANNUAL CHANGES - NONE AT THIS TIME (Component E.1) Per Annual Pricing: \$2.25	NA NA	NA	NA	NA NA	NA	NA	NA NA	NA	NA	NA NA	NA	NA	\$0
BED DRESSING - NONE AT THIS TIME (Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch: \$58	NA	NA	NA	NA	NA NA	NA	NA	NA	NA	NA	NA NA	NA	\$0
PALM TRIMMING - NONE AT THIS TIME (Component E.3) Per Palm Price: \$45 and \$65 Palm counts: NONE AT THIS TIME	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
TOTAL FEE PER MONTH:	\$6,583	\$6,583	\$13,166	\$19,749	\$19,749	\$26,331	\$26,331	\$26,331	\$26,331	\$19,749	\$13,166	\$6,583	\$210,652

Flat Fee Schedule	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$17,554	\$210,652
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$210,652
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0
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TOTAL	\$210,652.00
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Emergency Services

OT

Supervisor Hourly Rate:	\$98.00
Laborer Hourly Rate:	\$68.00

**Poinciana Community Development District Landscape Fee Summary**

Contractor: **Down To Earth**

Address: 2701 Maitland Center PKWY, Suite 200

Maitland, FL 32751

Phone: 321-263-2700

Fax:

Contact: **Dennis Milavec**

Email: [Dennis.Milavec@down2earthinc.com](mailto:Dennis.Milavec@down2earthinc.com)

Property: Poinciana CDD - Lake Bank Mowing

Address: 219 E. Livingston St.

Orlando, Florida, 32801

Phone: 407-841-5524, ext. 147

Contact: **Tricia L. Adams**

Email: [tadams@gmscf.com](mailto:tadams@gmscf.com)

Dates: 9/1/2026 through 8/31/2027

	2027 JAN	2027 FEB	2027 MAR	2027 APRIL	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2026 SEP	2026 OCT	2026 NOV	2026 DEC	TOTAL
<b>ESSENTIAL SERVICES A-D</b>													
(Component A) - Mowing/Detailing	6,846	6,846	13,693	20,539	20,539	27,384	27,384	27,384	27,384	20,539	13,693	6,846	\$219,078
<b>TURF CARE - NONE AT THIS TIME</b>													
(Component B) Bahia/St Augustine/Zoysia	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>TREE/SHRUB CARE Includes OTC -NONE AT THIS TIME</b>													
(Component C) Tree/Shrub Fert/OTC/Drenching	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>IRRIGATION MAINT. - NONE AT THIS TIME</b>													
(Component D)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>ANNUAL CHANGES - NONE AT THIS TIME</b>													
(Component E.1) Per Annual Pricing: \$2.25	NA NA	NA	NA	NA NA	NA	NA	NA NA	NA	NA	NA NA	NA	NA	\$0
<b>BED DRESSING - NONE AT THIS TIME</b>													
(Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch: \$58	NA	NA	NA	NA	NA NA	NA	NA	NA	NA	NA	NA NA	NA	\$0
<b>PALM TRIMMING - NONE AT THIS TIME</b>													
(Component E.3) Per Palm Price: \$45 and \$65 Palm counts: NONE AT THIS TIME	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>TOTAL FEE PER MONTH:</b>	\$6,846	\$6,846	\$13,693	\$20,539	\$20,539	\$27,384	\$27,384	\$27,384	\$27,384	\$20,539	\$13,693	\$6,846	\$219,078

<b>Flat Fee Schedule</b>	\$18,257	\$18,257	\$18,257	\$18,257	\$18,257	\$18,257	\$18,257	\$18,257	\$18,257	\$18,257	\$18,257	\$18,257	\$219,078
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$219,078
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0
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<b>TOTAL</b>	<b>\$219,078.08</b>
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**Emergency Services**

**OT**

Supervisor Hourly Rate:	\$98.00
Laborer Hourly Rate:	\$68.00

Initials: \_\_\_\_\_

**Poinciana Community Development District Landscape Fee Summary**

Contractor: **Down To Earth**

Address: 2701 Maitland Center PKWY, Suite 200  
Maitland, FL 32751

Phone: 321-263-2700

Fax:

Contact: **Dennis Milavec**

Email: [Dennis.Milavec@down2earthinc.com](mailto:Dennis.Milavec@down2earthinc.com)

Property: Poinciana CDD - Lake Bank Mowing

Address: 219 E. Livingston St.  
Orlando, Florida, 32801  
Phone: 407-841-5524, ext. 147

Contact: **Tricia L. Adams**

Email: [tadams@gmscf.com](mailto:tadams@gmscf.com)

Dates: 9/1/2027 through 8/31/2028

	2028 JAN	2028 FEB	2028 MAR	2028 APRIL	2028 MAY	2028 JUN	2028 JUL	2028 AUG	2027 SEP	2027 OCT	2027 NOV	2027 DEC	TOTAL
<b>ESSENTIAL SERVICES A-D</b>													
(Component A) - Mowing/Detailing	7,120	7,120	14,240	21,361	21,361	28,480	28,480	28,480	28,480	21,361	14,240	7,120	\$227,841
<b>TURF CARE - NONE AT THIS TIME</b>													
(Component B) Bahia/St Augustine/Zoysia	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>TREE/SHRUB CARE Includes OTC -NONE AT THIS TIME</b>													
(Component C) Tree/Shrub Fert/OTC/Drenching	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>IRRIGATION MAINT. - NONE AT THIS TIME</b>													
(Component D)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>ANNUAL CHANGES - NONE AT THIS TIME</b>													
(Component E.1) Per Annual Pricing: \$2.25	NA NA	NA	NA	NA NA	NA	NA	NA NA	NA	NA	NA NA	NA	NA	\$0
<b>BED DRESSING - NONE AT THIS TIME</b>													
(Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch: \$58	NA	NA	NA	NA	NA NA	NA	NA	NA	NA	NA	NA NA	NA	\$0
<b>PALM TRIMMING - NONE AT THIS TIME</b>													
(Component E.3) Per Palm Price: \$45 and \$65 Palm counts: NONE AT THIS TIME	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>TOTAL FEE PER MONTH:</b>	\$7,120	\$7,120	\$14,240	\$21,361	\$21,361	\$28,480	\$28,480	\$28,480	\$28,480	\$21,361	\$14,240	\$7,120	\$227,841

<b>Flat Fee Schedule</b>	\$18,987	\$18,987	\$18,987	\$18,987	\$18,987	\$18,987	\$18,987	\$18,987	\$18,987	\$18,987	\$18,987	\$18,987	\$227,841
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$227,841
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0
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<b>TOTAL</b>	<b>\$227,841.20</b>
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**Emergency Services**

**OT**

Supervisor Hourly Rate:	\$98.00
Laborer Hourly Rate:	\$68.00

Initials \_\_\_\_\_



**Poinciana Community Development District Landscape Fee Summary**

Contractor: **Down To Earth**

Address: 2701 Maitland Center PKWY, Suite 200

Maitland, FL 32751

Phone: 321-263-2700

Fax:

Contact: **Dennis Milavec**

Email: [Dennis.Milavec@down2earthinc.com](mailto:Dennis.Milavec@down2earthinc.com)

Property: Poinciana CDD - Lake Bank Mowing

Address: 219 E. Livingston St.

Orlando, Florida, 32801

Phone: 407-841-5524, ext. 147

Contact: **Tricia L. Adams**

Email: [tadams@gmscf.com](mailto:tadams@gmscf.com)

Dates: 9/1/2028 through 8/31/2029

	2029 JAN	2029 FEB	2029 MAR	2029 APRIL	2029 MAY	2029 JUN	2029 JUL	2029 AUG	2028 SEP	2028 OCT	2028 NOV	2028 DEC	TOTAL
<b>ESSENTIAL SERVICES A-D</b>													
(Component A) - Mowing/Detailing	7,405	7,405	14,810	22,215	22,215	29,619	29,619	29,619	29,619	22,215	14,810	7,405	\$236,955
<b>TURF CARE - NONE AT THIS TIME</b>													
(Component B) Bahia/St Augustine/Zoysia	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>TREE/SHRUB CARE Includes OTC -NONE AT THIS TIME</b>													
(Component C) Tree/Shrub Fert/OTC/Drenching	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>IRRIGATION MAINT. - NONE AT THIS TIME</b>													
(Component D)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>ANNUAL CHANGES - NONE AT THIS TIME</b>													
(Component E.1) Per Annual Pricing: \$2.25	NA NA	NA	NA	NA NA	NA	NA	NA NA	NA	NA	NA NA	NA	NA	\$0
<b>BED DRESSING - NONE AT THIS TIME</b>													
(Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch: \$58	NA	NA	NA	NA	NA NA	NA	NA	NA	NA	NA	NA NA	NA	\$0
<b>PALM TRIMMING - NONE AT THIS TIME</b>													
(Component E.3) Per Palm Price: \$45 and \$65 Palm counts: NONE AT THIS TIME	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
<b>TOTAL FEE PER MONTH:</b>	\$7,405	\$7,405	\$14,810	\$22,215	\$22,215	\$29,619	\$29,619	\$29,619	\$29,619	\$22,215	\$14,810	\$7,405	\$236,955
<b>Flat Fee Schedule</b>	\$19,746	\$19,746	\$19,746	\$19,746	\$19,746	\$19,746	\$19,746	\$19,746	\$19,746	\$19,746	\$19,746	\$19,746	\$236,955

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$236,955
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0
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<b>TOTAL</b>	<b>\$236,954.85</b>
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**Emergency Services**

**OT**

Supervisor Hourly Rate:	\$98.00
Laborer Hourly Rate:	\$68.00

Initials: \_\_\_\_\_

**EXHIBIT 3 – EXTRA SERVICES PRICING SUMMARY**  
**Project: POINCIANA COMMUNITY DEVELOPMENT**  
**DISTRICT**  
**Contractor: Down To Earth**

<b><u>Material</u></b>	<b><u>Description</u></b>	<b><u>Price</u></b>
<b>Mulch</b>	Price/yard installed for quantities <u>over</u> 100 cubic yards	<u>\$ 60.00</u>
	Price/yard installed for quantities <u>under</u> 100 cubic yards	<u>\$ 60.00</u>
	Price per 3 cubic foot bag of Mulch	<u>\$ 7.20</u>
	Price per bale of Pine Straw	<u>\$ 8.00</u>
<b>Hard Materials</b>	Price per bag for Seminole Chips	<u>\$ 18.00</u>
	Price per ton for Seminole Chips	<u>\$ 655.00</u>
	Price per ton for 3"-5" River Jack	<u>\$ 655.00</u>
<b>Seasonal Color</b>	<i>Annual flower installed prices include bed preparation by removing and disposing of old flowers, hand or mechanically turning the beds and amending soil as necessary.</i>	
	Bed preparation and installation per 4.5" pot	<u>\$ 2.50</u>
	Bed preparation and installation per 1 gallon pot	<u>\$ 7.50</u>
	Supply and install 8" to 10" hanging basket	<u>\$ 35.00</u>
	Assemble 20" to 36" diameter floral pot with centerpiece plant	<u>\$ 60.00</u>
<b>Sod (St. Augustine)</b>	<i>Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>	
	Square foot price for quantities less than 1,000 square feet	<u>\$ 1.15</u>
	Square foot price for quantities between 1,000 and 3,000 square feet	<u>\$ 1.15</u>
	Square foot price for quantities between 3,000 and 10,000 square feet	<u>\$ 1.15</u>
	Square foot for price quantities greater than 10,000 square feet	<u>\$ 1.15</u>
<b>Irrigation</b>	<i>Irrigation services, which fall outside of the contract, will be provided on a per hour basis. Parts will be provided at list, less a discount. Contractor may be required to provide a copy of purchase invoice.</i>	
	Irrigation Technician per hour	<u>\$ 75.00</u>
	Irrigation Laborer per hour	<u>\$ 45.00</u>
	PVC parts	List less 10 %
	Non-PVC parts	List less 10 %
	Valves, Clocks and any part over \$300.00	List less 10 %
<b>General Labor</b>	Foreman per hour	<u>\$ 65.00</u>
	Labor per hour	<u>\$ 45.00</u>
<b>Arbor Care</b>	Production Day (8 hour) Truck, Chipper, 3-man crew	<u>\$ 2,300.00</u>
<b>Miscellaneous</b>	Bush hogging per acre @	<u>\$ 180.00</u>

**The per unit cost for installation of various sizes and quantities of plant material is listed below:**

4-inch Groundcover:	< 50 plants	<u>\$ 3.00</u>
	50 - 100 plants	<u>\$ 3.00</u>
	100 - 250 plants	<u>\$ 3.00</u>
	> 250 plants	<u>\$ 3.00</u>
1-gallon Plant Material:	< 50 plants	<u>\$ 6.50</u>
	50 – 100 plants	<u>\$ 6.50</u>
	100 – 250 plants	<u>\$ 6.50</u>
	> 250 plants	<u>\$ 6.50</u>
3-gallon Plant Material:	< 50 plants	<u>\$ 15.50</u>
	50 – 100 plants	<u>\$ 15.50</u>
	100 – 250 plants	<u>\$ 15.50</u>
	> 250 plants	<u>\$ 15.50</u>
7-gallon Plant Material:	< 50 plants	<u>\$ 45.00</u>
	50 – 100 plants	<u>\$ 45.00</u>
	100 – 250 plants	<u>\$ 45.00</u>
	> 250 plants	<u>\$ 45.00</u>
15-gallon Plant Material:	< 25 plants	<u>\$ 150.00</u>
	25 – 50 plants	<u>\$ 150.00</u>
	50 – 100 plants	<u>\$ 150.00</u>
	> 100 plants	<u>\$ 150.00</u>
30-gallon Plant Material:	< 25 plants	<u>\$ 275.00</u>
	25 – 50 plants	<u>\$ 275.00</u>
	> 50 plants	<u>\$ 275.00</u>
45-gallon Plant Material:	< 25 plants	<u>\$ 550.00</u>
	25 – 50 plants	<u>\$ 550.00</u>
	> 50 plants	<u>\$ 550.00</u>
65-gallon Plant Material:	< 25 plants	<u>\$ 700.00</u>
	25 – 50 plants	<u>\$ 700.00</u>
	> 50 plants	<u>\$ 700.00</u>



# POINCIANA COMMUNITY DEVELOPMENT DISTRICT SCOPE OF SERVICES

## SCOPE OF SERVICES

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

### General Services- Component “A”

#### **Turf Maintenance**

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

#### **Mowing**

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Contractor will be responsible for any clippings blown into the ponds. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

### **Edging**

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

### **String Trimming**

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

### **Blowing**

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

The contractor will prevent grass clippings, leaves, shrubbery cuttings, and other vegetation and debris from being deposited into the stormwater management system as follows:

During or after each mowing of properties and/or trimming any vegetation included in the agreement, the vendor shall blow or sweep all debris away from stormwater drain inlets. All blowing or sweeping shall ensure that debris is blown or swept in a direction away from the stormwater drain inlets.

All debris and vegetation shall be removed and deposited offsite. Noncompliance with this provision will result in the following:

First documented violation by staff or authorized personnel during any calendar month covered by the contract shall result in a written notice of default to the contractor.

Any subsequent violation as documented by staff or authorized personnel during the same calendar month shall result in a monetary penalty to the vendor of \$1,000. Violations of this provision for three (3) consecutive months will result in a monetary penalty of \$5,000 during months four (4) to six (6) with a written notice of default to the vendor and a requirement for the vendor to appear before the CDD Board of Supervisors to formally present a written plan of action.

Continued non-compliance with this provision may result in termination of the vendor contract.

### **Damage Prevention/Repair**



Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

## **Detailing**

If applicable, detailing of bed will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, at a minimum, the contractor will completely detail the entire property once every three weeks. The exception will be any high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

## **Pruning**

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

*Pruning of trees up to a height of 12 feet is included in the scope of the work.* If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

## **Weed Control**

Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

## **Trash Removal**

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

## **Policing**

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

## **Communication**

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided when requested. A copy of these documents should be submitted to the CDD representative electronically or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have these records available should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

## **Staffing**

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall

be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

## Component "B" – Turf Care Program

### ST. AUGUSTINE – If Applicable

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

### BAHIA – Where Applicable (Irrigated areas only)

**Application Schedule** - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

# **POINCIANA COMMUNITY DEVELOPMENT DISTRICT BID FORMS**



## PROPOSAL FORM - GENERAL INFORMATION

- Proposer General Information:*

Proposer Name SSS DOWN TO EARTH OPCO, LLC

Street Address 2701 Maitland Center Parkway #200

P. O. Box (if any) \_\_\_\_\_

City Maitland State FL Zip Code 32751

Telephone 321-263-2700 Fax no. \_\_\_\_\_

1st Contact Name Tom Lazzaro Title CEO

2nd Contact Name Joe Iafigliola Title CFO

Parent Company Name (if any) Safeguard Properties Management, LLC

Street Address 7887 Safeguard Circle

P. O. Box (if any) \_\_\_\_\_

City Valley View State OH Zip Code 44125

Telephone 216-739-2900 Fax no. \_\_\_\_\_

1st Contact Name Tom Lazzaro Title CEO

2nd Contact Name Joe Iafigliola Title CFO

- Company Standing:*

Proposer's Corporate Form: Corporation  
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? FL Date 08/18/2016

Is the Proposer in good standing with that State? Yes X No \_\_\_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No \_\_\_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

- 
- *What are the Proposer's current insurance limits?*

General Liability	\$ \$1,000,000.00
Automobile Liability	\$ \$2,000,000.00
Workers Compensation	\$ \$1,000,000.00
Expiration Date	1/1/2025

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

State of Florida Department of Business and Professional Regulation - Good Standing

State of Florida Department of Agriculture and Consumer Services - Good Standing

City of Maitland Business License Certificate - Good Standing

\* Please see attached as well

## PROPOSAL FORM - PERSONNEL AND EQUIPMENT

- List the location of the Proposer's office, which would perform work for the District.

Street Address 4801 Patch Road

P. O. Box (if any) \_\_\_\_\_

City Orlando State FL Zip Code 32822

Telephone 407-381-1910 Fax no. \_\_\_\_\_

1st Contact Name Kehana Burnett Title Branch Manager

2nd Contact Name Dennis Milavec Title BDM

- Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:

<u>1</u>	Supervisors, who will be onsite <u>1</u> days per week;
<u>N/A</u>	Technical personnel, who will be onsite ____ days per ____; and
<u>5</u>	Laborers, who will be onsite <u>4</u> days per week.

- Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.
- Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes x No \_\_\_\_ If yes, please provide the following information for each person (attach additional sheets if necessary):

Name: Not Applicable for General Services Component A

Position / Certifications: N/A

Duties / Responsibilities: N/A

% of Time to Be Dedicated to This Project: N/A %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: N/A

Contact: N/A Contact Phone: N/A Project

Type/Description: N/A

Duties / Responsibilities: N/A

Dollar Amount of Contract: N/A

Proposer's Scope of Services for Project: N/A

N/A

N/A

N/A

Dates Serviced: N/A

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes \_\_\_ No X*

*For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name N/A

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

Proposed Duties / Responsibilities: \_\_\_\_\_

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: N/A

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Proposer's Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: \_\_\_\_\_

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

\_\_\_\_\_  
Driver's license, check references to experiences, background check, mandatory drug screening prior to employment

\_\_\_\_\_  
0 tolerance policy, must complete Green Vest Training

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*



## OFFICERS

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDEN CE CITY, STATE
Tom Lazzaro	Chief Executive Officer	Oversee all DTE departmental operations	Maitland, FL
Alan Jaffa	Managing Partner	Organizational Oversight	Valley View, OH
Linda Erkilla	Secretary	Correspondance and record keeping	Valley View, OH
Joe Iafigliola	Chief Financial Officer	Organizational Oversight	Valley View, OH
FOR PARENT COMPANY (if applicable)			
Tom Lazzaro	Chief Executive Officer	Oversee all DTE departmental operations	Maitland, FL
Alan Jaffa	Managing Partner	Organizational Oversight	Valley View, OH
Linda Erkilla	Secretary	Correspondance and record keeping	Valley View, OH
Joe Iafigliola	Chief Financial Officer	Organizational Oversight	Valley View, OH

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

[illegible]

**COMPANY OWNED MAJOR EQUIPMENT  
TO BE USED IN CONNECTION WITH THE WORK**

[illegible]

## PROPOSAL FORM - EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*

Yes ☒ No ☐

*If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: Gramercy Farms CDD

Contact: Bryan Schaub Contact Phone: 407-472-2471

Project Type/Description: Community Development District

Dollar Amount of Contract: \$210,375 annually

Scope of Services for Project: Full service landscape maintenance throughout the district

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: 3/1/2023 to Present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2023 = \$121 Million

2022 = \$105 Million

2021 = \$99 Million

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: Rolling Oaks CDD

Contact: Derick Langel Contact Phone: 818-856-9556

Project Type/Description: Landscape maintenance services

Dollar Amount of Contract: \$113,400.00

How was the project similar to this project? Landscape mowing, irrigation, and F&P services

\_\_\_\_\_

\_\_\_\_\_

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, Trimming and edging - performed around bed, curbs, streets, trees, and buildings as needed. Inspections and Management - Regular inspections are performed to examine the condition of the landscape and identify solutions to potential problems.

\_\_\_\_\_

List of equipment used on site: John Deere 60 inch Commercial Mower, John Deere



36 inch Commercial Mower, John Deere 48 inch Stand-Up Mower, Stihl Weed Eaters, Stihl Edgers, and Leaf Vacuum

List of subcontractors used: N/A

Is this a current contract? Yes ☒ No ☐

Duration of contract: 1/1/2019 - Present

- *(Information regarding similar projects – continued)*

Project Name/Location: Remington CDD

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

Project Type/Description: Landscape Maintenance

Dollar Amount of Contract: \$308,159.82

How was the project similar to this project? CDD

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

List of equipment used on site: 36 inch Commercial Mower, John Deere 48 inch Stand-up Mower, and Stihl Weed Edgers

List of subcontractors used: TruGreen

Is this a current contract? Yes ☒ No ☐

Duration of contract: 10/1/2011 - Present

- *(Information regarding similar projects – continued)*

Project Name/Location: Fountain Parke at Lake Mary

Contact: Diane Busby Contact Phone: 407-878-5929

Project Type/Description: HOA

Dollar Amount of Contract: \$301,153.56

How was the project similar to this project? Landscape maintenance services

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List of equipment used on site: 36 Inch Commercial Mower, John Deere 48 inch Stand-Up mower, Stihl Weed eaters and edgers

\_\_\_\_\_  
\_\_\_\_\_

List of subcontractors used: TruGreen

\_\_\_\_\_  
\_\_\_\_\_

Is this a current contract? Yes X No     

Duration of contract: 6/1/2007 - Present

• *(Information regarding similar projects – continued)*

Project Name/Location: Sawgrass Association

Contact: Evan Holden Contact Phone: 866-378-1099

Project Type/Description: Landscape Maintenance

Dollar Amount of Contract: \$298,289.52

How was the project similar to this project? Landscape maintenance services

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
List of equipment used on site: 36" Commercial Mower, John Deere 48" Stand-Up Mower and Stihl Weed eaters and edgers

\_\_\_\_\_  
\_\_\_\_\_  
List of subcontractors used: TruGreen

Is this a current contract? Yes X No \_\_\_\_

Duration of contract: 1/1/2011 - Present

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes \_\_\_\_ No X For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Dates Serviced: \_\_\_\_\_

Reason for Termination: \_\_\_\_\_

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes X No \_\_\_\_*

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

OSHA citations for 2022

against SSS Down to Earth OPCO, LLC. Each citations was for \$8,701.20. Inspection 1584728.015/Issuance date 6/21/2022/2 citations

What is the Proposer's current worker compensation rating? DTE MOD rate is 1.06

Identify the Case # and Tribunal: \_\_\_\_\_



Describe the Nature of the Action: N/A

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Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

N/A

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- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes ( ) No ☒ If yes, please explain:*

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- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes ( ) No ☒ If yes, please explain:*

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Instructions and additional information:

1. Please provide a filled-out fee summary schedule (use the Separate Excel spreadsheet provided in electronic mail – a *sample* page is included in the project manual following this instruction page). The Components in the scope align with the components in the fee summary.
2. Please refer to provided coverage area map, and the scope for this bid.
3. The scope of services has the base level of service expected to maintain the property. Please note any additional or recommended services from the bidder that go beyond the provided scope of services.
4. For this bid, please note this is just for Component A – General Services. The other Components should not be priced at this time.
5. The Included map reflects pond locations for mowing services and only includes the mowing of the pond banks. This is from the waters edge to the edge of any private property. This bid is for pond bank mowing services in the marked CDD ponds.
6. Additionally, Please include per unit pricing for the following:
  - A per yard price for installed mulch – Line 31 on the Fee summary
  - A per palm pruning price for a one time pruning – Line 33 on the fee summary
  - Per annual installed pricing – Line 28 on the fee summary
  - Emergency Services
    - Hourly rate for a supervisor – Separate box “Emergency Services” on fee summary
    - Hourly rate for laborer – Separate box “emergency services” on fee summary
7. It is expected you will use the scope, map, and existing site conditions to create your bid. We expect this will require going to site to review ponds and understanding the limits of each pond tract. The bid packet contains all the information we have available to provide for this bid.

Clarification:

2. Ponds are outlined on the map. The pink lines around the light blue ponds denote CDD maintained pond banks. The purple highlights around the ponds denote areas where the golf course maintains the pond banks. The intent is for the CDD vendor to stay off the golf course and they should access portions of ponds the CDD mows on the golf course from common areas when available.

Poinciana Community Development District Landscape Fee Summary

Contractor:

Address:

Phone:

Fax:

Contact:

Email:

Property:

Address: 219 E. Livingston St.

Orlando, Florida, 32801

Phone:

Contact:

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D													\$0
(Component A) - Mowing/Detailing													\$0
TURF CARE - NONE AT THIS TIME (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE Includes OTC - NONE AT THIS TIME (Component C) Tree/Shrub FertiOTC/Drenching													\$0
IRRIGATION MAINT. - NONE AT THIS TIME (Component D)													\$0
ANNUAL CHANGES - NONE AT THIS TIME (Component E.1) Per Annual Pricing:	NA			NA			NA			NA			\$0
BED DRESSING - NONE AT THIS TIME (Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch:					NA						NA		\$0
PALM TRIMMING - NONE AT THIS TIME (Component E.3) Per Palm Price: Item counts NONE AT THIS TIME													\$0
TOTAL FEE PER MONTH:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Flat Fee Schedule	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Essential Services	\$0
Mowing/Detailing/Irrigation/Fert and Pest	
Extra Services	\$0
Annual Changes, Palm Pruning, Mulch	
TOTAL	\$0.00

Emergency Services

Supervisor Hourly Rate:	(List Hourly rate Here)
Laborer Hourly Rate:	(List Hourly rate Here)

Initials: \_\_\_\_\_

**Affidavit for  
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion**

*[Solicitation of Proposals for Landscape and Irrigation Maintenance Services]  
Poinciana Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: **SSS Down to Earth OPCO, LLC**

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I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

**Public Entity Crimes**

1. I understand that a “person” or “affiliate” who has been placed on the “convicted vendor list” following a “conviction” for a “public entity crime” (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

**Scrutinized Companies**

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the “Scrutinized Companies that Boycott Israel List” (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the “Scrutinized Companies that Boycott Israel List” nor are we engaged in a boycott of Israel.

**E-Verify**

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida’s E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

**Non-Collusion**



11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. #1 Dated July 3, 2024

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Poinciana Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

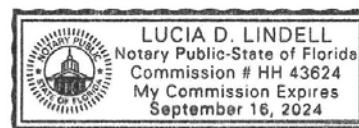
*Tom Joppa*

Signature of Authorized Signatory of Proposer

Sworn before me on July 3, 2024

*Lucia D. Lindell*

Notary Public Signature



Notary Stamp

# Poinciana Community Development District

## **Addendum #1 Poinciana CDD RFP 2024 Landscape Maintenance Services**

June 7, 2024

To: All Prospective Proposers:

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

### **CLARIFICATIONS/QUESTIONS:**

Q1: Please verify that the bodies of water marked in grey on the attached map (Lake Polk, Lake B, Pond P-8) are owned by Avatar Properties and will not fall under the scope of work for this bid.

*A1: Yes that is correct.*

Q2: Will beds falling within the boundary of service for this bid be maintained under the current bid? While a scope exists for bed detailing under General Services – Component “A”, bed maintenance is broken out under a separate line in the included pricing sheet with a note in red indicating no bed pricing will be applicable to this bid

*A2: Currently the scope is only for pond bank mowing. There are however some ponds that have bed spaces and tree rings within the pond bank area and detailing of those should be included.*

Q3: Will all turf areas within the scope of this bid fall under the category of “Unirrigated pond areas and banks”?

*A3: Yes that is correct. Currently the scope does not include any irrigated turf.*

# Poinciana Community Development District

Q4: Please confirm that all turf mowing under this bid will be performed 32 times annually.

*A4: Yes, That is the current scope.*

Q5: Please confirm that all pond edges that cannot be reached with a full size mower will be string trimmed 16 times annually.

*A5: Yes, that is the current scope.*

Q6: Please quantify desired frequency for sidewalk, curb, and paved surface edging. Does “once during each detail rotation, every three weeks” indicate a 17-18 per year frequency?

*A6: That is correct.*

Q7: When no private property is adjacent to pond banks, should mowing boundaries extend to the nearest walkway? Please specify mowing boundary for banks not adjacent to private housing.

*A7: In these cases the current scope is to the top of the pond bank.*

Q8: Please confirm that tree pruning up to a height of 12 feet is to be included in this scope of work.

*A8: Yes, as this is part of standard detailing. It may be much less frequent for this site, but trees along pond banks should be included for potential trimming.*

Q9: Please define a maximum height for bi-annual, annual, and semi-annual structural pruning.

*A9: There is not a defined height as it is individual to each tree. The specifications to use to trim these can be discussed with CDD management or is also defined in the specs for example crepe myrtles should be trimmed down to thumb width limbs and no further. This will vary from tree to tree.*

Q10: Please provide a count for all trees exceeding 12 feet that will fall within the scope of this bid.

*A10: The CDD does not have this information and if this is needed for a bid then bidders are encouraged to review the site. As a rule bidders should expect to trim trees within pond banks as needed or requested.*

Q11: Please confirm that trimming of Crepe Myrtles is to be included in this scope of work.

*A11: Any trees within a pond bank should be included.*

Q12: Please confirm that pruning of all palms less than 15' in height is to be included in this scope of work.

*A12: Any trees within a pond bank should be included.*

# Poinciana Community Development District

Q13: Please provide desired height for annuals to be priced.

*A13: The bidder should price based on typical industry standards for height. It is understood that annual height may vary based on annual type and also each season or growth interval.*

Q14: Please provide the current contract for these services.

*A14: The current contracted amount for these services is \$192,974.40 or \$16,081.20 monthly. For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you. Additionally bidders can search through records on the district website for any information they may need - <https://poincianacdd.org/>*

Q15: Please provide the previous bid tab for these services.

*A14: These records are not readily available and would require a formal records request. Additionally Agendas and other records can be searched on the PCDD website - <https://poincianacdd.org/> For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you.*

Q16: Please provide information or a map showing the areas of irrigated turf vs non-irrigated turf.

*A16: As this bid is for CDD property and unirrigated pond banks. Assume all turf is unirrigated. No further maps will be provided to bidders.*

Q17: Will more than 32 visits per year be required, or would the visits just be limited to those 32 mows?

*A17: The scope is for 32 pond mows, and as many visits as are required to accomplish that should be determined by the bidder.*



# Poinciana Community Development District

Q18: Good morning. I was wondering if there's a map that shows the areas to be maintained for this bid? There was a wetland pond map attached, but I'm not sure why. Any clarification would help.

*A18: The ponds included in the scope are clearly defined on the RFP map. Please refer to the key included that defines CDD ponds and ponds owned and maintained by other entities. This RFP is for pond mowing services and all the information needed to bid these services is included in the Scope and Map.*

Q19: Are any of the ponds west of Solivita Blvd (west entrance) included in the scope of work?

*A19: Solivita is divided into two CDDs. Poinciana CDD and Poinciana West CDD. This bid is ONLY for Poinciana CDD. Therefore do not include any Poinciana West CDD ponds. The map should be used to determine the cut off. Only bid on ponds included in the RFP map.*

Q20: Who is the current Contractor?

*A20: Floralawn.*

Q21: Why is the current vendor not being renewed?

*A21: Contract term limit requiring a bid.*

Q22: Any available additional maps?

*A22: None at this time.*

Q23: How far is vendor suppose to service (property appraiser map is encouraged to use.)

*A23: To the top of the bank or edge of private property when behind homes. Please refer to property appraiser website if needed.*

Q24: Golf course green and course land.

*A24: CDD ponds on the golf course are largely maintained by the golf course. In areas not maintained by the golf course please only access through CDD easements or paths. Do not use the golf course for access.*

Q25: Asked for current acreage

*A25: The CDD does not have that information. Use google earth or other tools to determine acreage if needed.*

Q26: Asked if aquatic services is current in the community

*A26: There is a current aquatics contract with Solitude.*

# Poinciana Community Development District

Q27: How far in the bank should they service

*A27: As a rule, to the top of the crest of the bank or the edge of private property when behind homes.*

Q28: Asked if trash in water should be picked up due to service

*A28: The scope defines information on trash removal. Any area the bidder will be maintaining should be free of trash.*

Q29: Asked expected start date

*A29: To be determined. This entirely up to board discretion.*

Q30: Asked what components are in consideration (A only?) (encouraged to include other components for future consideration) (encouraged to include irrigation tech hour/pricing)

*A30: Currently only A is being priced.*

Q31: Include hurricane rates and policy in bid packets

*A21: It is recommended the bidders provide any emergency or hurricane rates in their bids.*

Q32: Asked if palm pruning pricing should be included even though it is not being considered. Encouraged to include for future consideration

*A22: Please include per palm pruning price for palms over 12ft for future reference.*

Q33: Asked what type of mulch to be used for pricing.

*A23: Pine bark per sq yrd installed.*

Poinciana Community Development District

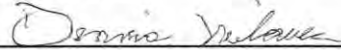
Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

Down to Earth Landscape & Irrigation

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SIGNATURE:



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DATE: July 3, 2024

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# Poinciana Community Development District

## **LANDSCAPE MAINTENANCE AGREEMENT**

(Poinciana CDD and [SSS Down to Earth OPCO, LLC])

**THIS LANDSCAPE MAINTENANCE AGREEMENT** (“Agreement”), effective as of the [ ] day of [TBD], 2024 (the “Effective Date”), between the **POINCIANA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is 219 E. Livingston Street, Orlando, Florida, 32801, and [Down to Earth Landscape & Irrigation], a [Landscape Provider], (hereinafter referred to as “Contractor”), whose mailing address is [2701 Maitland Center Parkway #200, Maitland, FL. 32751].

### **WITNESSETH:**

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of: (i) this Landscape Maintenance Agreement; (ii) the [ TBD ], dated [ ], 2024 attached hereto as Exhibit “A” (the “RFP”); and (iii) the Contractor’s Proposal for Landscape and Irrigation Maintenance, dated [ TBD], 2024, attached hereto as Exhibit “B” (the “Proposal”). 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 15. In the event of any conflict between the terms herein and term(s) in the Proposal or the RFP, the terms herein shall prevail. Notwithstanding the foregoing, the order of precedence shall be: (i) this Landscape Maintenance Agreement; (ii) the RFP; (iii) the Proposal.

(b) **Services.** The term “Services” or “Work” as used in this Agreement shall be construed to include all activities and services set forth in the Proposal, and all obligations of Contractor under this Agreement, including any addenda or special conditions. If an addendum or additional work is agreed upon by the parties, the Contractor shall be subject to the terms of this Agreement.

2. **SCOPE OF SERVICES.** A description of the nature, scope, location and schedule of the Services to be performed by Contractor under this Agreement shall be as described in the Proposal. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. **COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Work on the Effective Date and shall perform same in accordance with any schedules as set forth in the Agreement. The term of this Agreement shall continue for [ TBD ] ( ) years from the Effective Date, unless sooner terminated, extended or modified as set forth in this Agreement. The District shall have two (2) optional renewals as set forth in Article 5 herein.



#### 4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 E. Livingston Street, Orlando, Florida, 32801, Attention: Tricia Adams; provided, however, that the District may, without liability to the Contractor, unilaterally amend this paragraph 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 District's representative for the purpose of this Agreement. The District Manager, as the District's authorized representative shall have the authority to direct and enforce the provisions set forth herein, in accordance with the Scope of Services.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction 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 District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

#### 5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay the Contractor for the Services in the total amount of \$[ 210,652 ] for Year 1; \$[ 210,652 ] for Year 2; \$[ 219,078 ] for Year 3, and retains two (2) optional renewals in the total amount of \$[ 227,841 ] for Year 4 and \$[ 236,955 ] for Year 5. The Work shall be billed to the District on a monthly basis at a rate of no more than 1/12<sup>th</sup> of the annual compensation provided above.

(b) During the term of this Agreement, the District has the option to procure additional services and products as set forth in Exhibit "D" to the Proposal (the "Additional Services").

(c) Work Authorizations shall mean orders or directives issued by the District. 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 District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Article 2, including the Additional Services, unless Contractor has obtained prior written authorization of District to perform the same.

(d) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.

(e) After any of the Work is completed, the District shall have the right to inspect and/or review the Work to accept or deny the sufficiency of the Work before a monthly payment is required to be made by the District to the Contractor. Contractor's failure to remedy deficiencies within thirty (30) days of being notified by the District may result in a reduction of payment to Contractor for costs which the District may incur, including but not limited to employment of a third party, to resolve such deficiencies.

6. INTENTIONALLY OMITTED.

7. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in 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) Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

(c) Contractor warrants all plantings including but not limited to bushes, plants, trees, grass and other vegetation for one (1) year from the date of installation. During the applicable warranty period, Contractor shall replace, at no additional cost to the District, all materials which are dying, dead, diseased, or otherwise not performing to a commercially reasonable standard. Thirty (30) days before the expiration of any warranted items, Contractor shall submit a report to the District showing the current status of such items and shall coordinate with the District for an on-site review to determine if materials are sufficient.

8. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain

copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline, compliance with laws and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 19.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

#### 9. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor shall adhere to all applicable traffic laws governing the use of vehicles, equipment and personnel in roadways and public spaces. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

#### 10. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work

zones, and handling and use of materials, vehicles, and equipment. Contractor shall ensure that no employees, agents or other personnel working at Contractor's direction stands within public roadways while performing any work as defined in the Scope of Services.

(b) Contractor shall ensure that no employees, agents or other personnel working at Contractor's direction blows or discards debris into the roadways or storm drains within the District.

(c) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(d) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(e) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

(f) Within two (2) business days of discovery of any unsatisfactory safety procedures or of any violation of applicable law or statute guiding safe performance, Contractor shall notify the District Manager in writing, detailing the nature of the violation, the corrective actions taken to remedy future occurrences of similar violations and other such reasonable information as the District Manager may require to ensure safe operations. In the event the District discovers any unsatisfactory safety procedures or any violation of applicable law or statute guiding safe performance, the District shall notify Contractor of the violation and within two (2) business days, Contractor shall provide the District Manager in writing, with the corrective actions taken to remedy future occurrences of similar violations and other such reasonable information as the District Manager may require to ensure safe operations.

#### 11. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public 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*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT [TADAMS@GMSCFL.COM](mailto:TADAMS@GMSCFL.COM), OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA, 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.**

12. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement, including but not limited to Contractor's use of the District's property for the storage of equipment, or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;

(iii) 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 \$100,000 per occurrence; and

(iv) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 12(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced



or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 12(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

13. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. INDEMNIFICATION. Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement.

15. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District 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 Scope 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 District. Upon receipt of any 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.

(c) Notwithstanding anything to the contrary in this Article 15, any and all modifications to this Agreement or to the Scope of Services must be in writing, reviewed by the District's counsel and duly executed by the Chairperson of the District and the Contractor.

16. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, 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 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 District 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 District 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, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, 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 District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District 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 District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

17. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District 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.

(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 District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the

Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

18. SUBCONTRACTORS. If the Contractor desires to employ subcontractors in connection with the performance of its Services under this Agreement, upon the District's prior written consent:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any subcontractor. However, it is acknowledged that the District 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 coordinate 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 condition 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 District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

19. COMPLIANCE WITH E-VERIFY SYSTEM.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the

Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

20. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Poinciana Community Development District  
c/o Governmental Management Services – Central Florida,  
LLC  
219 E. Livingston Street,  
Orlando, Florida, 32801  
Attention: Tricia Adams, District Manager  
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, District Counsel  
Telephone: (407) 481-5800

If to Contractor: Down to Earth Landscape & Irrigation  
2701 Maitland Center Pkwy #200  
Maitland, FL 32751  
Attention: Tom Lazzaro  
Telephone: (321)263 -2700

(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. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

21. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach

or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

22. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Polk County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN POLK COUNTY, FLORIDA.**

23. SEVERABILITY. In the event that any provision of this 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.

24. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

25. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

26. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement 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 doubtful language will not be interpreted or construed against any Party.



28. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

*[SIGNATURES ON FOLLOWING PAGE]*

**SIGNATURE PAGE TO  
LANDSCAPE MAINTENANCE AGREEMENT**

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed  
affective as of the day and year first above written.

**DISTRICT:**

**POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chairman/Vice-Chair, Board of Supervisors

**CONTRACTOR:**

[ Down to Earth ], a [ Landscape provider ]

By: \_\_\_\_\_  
Print: Tom Lazzaro  
Title: CEO

**EXHIBIT “A”**

**RFP**

*[ATTACHED]*

**EXHIBIT “B”**

**PROPOSAL**

DTE shall provide services over and above the contract specifications with written authorization from Customer. Rates for labor shall be provided upon request.

# THANK YOU!

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



## SECTION B

# Poinciana Community Development District Landscape Fee Summary

Contractor: Floralawn Inc.

Address: 734 S Combee Rd.

Phone: 863-668-0494

Fax: 863-668-0495

Contact: Bryan Boyett

Email: bryan.boyett@floralawn.com

Property: Poinciana CDD

Address: 219 E. Livingston St.  
Orlando, Florida, 32801

Phone:

Contact:

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	16,081	16,081	16,081	16,081	16,081	16,081	16,081	16,081	16,081	16,081	16,081	16,081	\$192,974
TURF CARE - NONE AT THIS TIME (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE Includes OTC -NONE AT THIS TIME (Component C) Tree/Shrub Fert/OTC/Drenching													\$0
IRRIGATION MAINT. - NONE AT THIS TIME (Component D)													\$0
ANNUAL CHANGES - NONE AT THIS TIME (Component E.1) Per Annual Pricing: \$2.50	NA			NA			NA			NA			\$0
BED DRESSING - NONE AT THIS TIME (Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch: \$55					NA						NA		\$0
PALM TRIMMING - NONE AT THIS TIME (Component E.3) Per Palm Price: \$60 Palm counts: NONE AT THIS TIME													\$0
TOTAL FEE PER MONTH:	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$192,974
Flat Fee Schedule	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$16,081	\$192,974

Essential Services	\$192,974
Mowing/Detailing/Irrigation/Fert and Pest	
Extra Services	\$0
Annual Changes \$2.50 per annual, Palm Pruning \$60 per palm, Mulch \$55 per yard	
TOTAL	\$192,974.40

## Emergency Services

Supervisor Hourly Rate:	\$140 per hour
Laborer Hourly Rate:	\$70 per hour

Initials LS

## PROPOSAL FORM - GENERAL INFORMATION

- Proposer General Information:*

Proposer Name Floralawn Inc.

Street Address 734 S Combee Rd.

P. O. Box (if any) \_\_\_\_\_

City Lakeland State FL Zip Code 33803

Telephone 863-668-0494 Fax no. 863-668-0495

1st Contact Name Bryan Boyett Title VP of Sales

2nd Contact Name Rich Medlong Title VP of Opps.

Parent Company Name (if any) \_\_\_\_\_

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

- Company Standing:*

Proposer's Corporate Form: Corporation  
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? FL Date 1-1-1993

Is the Proposer in good standing with that State? Yes X No \_\_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No \_\_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

- 
- *What are the Proposer's current insurance limits?*

General Liability	<u>\$ 2,000,000</u>
Automobile Liability	<u>\$ 1,000,000</u>
Workers Compensation	<u>\$ 1,000,000</u>
Expiration Date	<u>9-19-24</u>

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

Business, horticultural, irrigation and FDACS. We are in good standing.

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## PROPOSAL FORM - PERSONNEL AND EQUIPMENT

- List the location of the Proposer's office, which would perform work for the District.

Street Address 734 S Combee Rd.

P. O. Box (if any) \_\_\_\_\_

City Lakeland State FL Zip Code 33803

Telephone 863-668-0494 Fax no. 863-668-0495

1st Contact Name Bryan Boyett Title VP of Sales

2nd Contact Name Rich Medlong Title VP of Opps.

- Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:

1 Supervisors, who will be onsite 2 days per week;  
1 Technical personnel, who will be onsite 2 days per 2; and  
5 Laborers, who will be onsite 2 days per week.

- Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.
- Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No \_\_\_\_ If yes, please provide the following information for each person (attach additional sheets if necessary):

Name: Joe Spriggs

Position / Certifications: Horticultural Manager; Certified Pest Control

Duties / Responsibilities: Managing fertilization, pesticides and weed control.

% of Time to Be Dedicated to This Project: 100 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: Championsgate

Contact: Nina Morales Contact Phone: 520-310-7350 Project

Type/Description: Similar scope and size.

Duties / Responsibilities: Fertilization, pesticides and weed control.

Dollar Amount of Contract: \$152,426.35

Proposer's Scope of Services for Project: All inclusive property.

Dates Serviced: Property is serviced six times per year.



- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes***X** *No*\_\_\_\_\_

*For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name Florida Green

Street Address 6635 Old Hwy 37

P. O. Box (if any) \_\_\_\_\_

City Lakeland State FL Zip Code 33811

Telephone 863-513-7251 Fax no. \_\_\_\_\_

1st Contact Name Mike Gielo Title Owner

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

Proposed Duties / Responsibilities: \_\_\_\_\_

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: NA

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Proposer's Scope of Services for Project: Palm pruning.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: NA

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

A background check is performed on all of our employees at Floralawn. Testing is done by  
Advanced Solutions.

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

**One Mitsubishi lawn truck, various types of zero turn mowers, weed eaters, edgers, blowers, trimmers and Etc.**

## OFFICERS

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

[illegible]

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

[illegible]

**COMPANY OWNED MAJOR EQUIPMENT  
TO BE USED IN CONNECTION WITH THE WORK**

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	Full Mitsubishi Fuso Lawn Truck	2	Floralawn Shop Poinciana, FL
3	Edgers	2	Floralawn Shop Poinciana, FL
3	Weed Eaters	2	Floralawn Shop Poinciana, FL
3	Blowers	2	Floralawn Shop Poinciana, FL
3	Trimmers	2	Floralawn Shop Poinciana, FL
3	Zero Turn Mowers	2	Floralawn Shop Poinciana, FL

## PROPOSAL FORM - EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*

Yes X No     

*If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: Stoneybrook South CDD

Contact: Allen Scheerer Contact Phone: 407-398-2890

Project Type/Description: CDD

Dollar Amount of Contract: \$455,122

Scope of Services for Project: All inclusive property.

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: 9-1-23

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2023 = 23,000,000

2022 = 22,000,000

2021 = 20,000,000

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: Bella Lago

Contact: Kristina Inkrott Contact Phone: 407-644-0010

Project Type/Description: HOA

Dollar Amount of Contract: \$857,256

How was the project similar to this project? Provided local reference, scope is larger.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

List of equipment used on site: Zero turn mowers, Fuso lawn truck, edgers, trimmers,



weed eaters, blowers, spray trucks and spreaders.

List of subcontractors used: Southeast Spread and Florida Green.

Is this a current contract? Yes ☒ No ☐

Duration of contract: 3 years.

- *(Information regarding similar projects – continued)*

Project Name/Location: Heritage Hills

Contact: Olivia Arlequin Contact Phone: 352-432-2155

Project Type/Description: HOA

Dollar Amount of Contract: \$1,531,538.76

How was the project similar to this project? Provided local reference, scope is larger.

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

List of equipment used on site: Zero turn mowers, Fuso lawn truck, edgers, trimmers, weed eaters, blowers, spray trucks and spreaders.

List of subcontractors used: Southeast Spread and Florida Green.

Is this a current contract? Yes ☒ No ☐

Duration of contract: 1 year.

- *(Information regarding similar projects – continued)*

Project Name/Location: Championsgate Hoa

Contact: Nina Morales Contact Phone: 520-310-7350

Project Type/Description: HOA

Dollar Amount of Contract: \$1,800,000

How was the project similar to this project? Provided local reference, scope is larger.

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

List of equipment used on site: Zero turn mowers, Fuso lawn truck, edgers, trimmers, weed eaters, blowers, spray trucks and spreaders.

List of subcontractors used: Southeast Spread and Florida Green.

Is this a current contract? Yes ☒ No ☐

Duration of contract: 15 Years

- *(Information regarding similar projects – continued)*

Project Name/Location: Poinciana CDD

Contact: Clayton Smith Contact Phone: 407-201-1514

Project Type/Description: CDD

Dollar Amount of Contract: \$152,426.35

How was the project similar to this project? We are servicing property now.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
List of equipment used on site: Zero turn mowers, Fuso lawn truck, edgers, trimmers, weed eaters, blowers, spray trucks and spreaders.

\_\_\_\_\_  
List of subcontractors used: Southeast Spread and Florida Green.

\_\_\_\_\_  
Is this a current contract? Yes X No \_\_\_\_

Duration of contract: 3 years.

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes \_\_\_\_ No X For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Dates Serviced: \_\_\_\_\_

Reason for Termination: \_\_\_\_\_

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes \_\_\_\_ No X*

If yes, please describe each violation, fine, and resolution \_\_\_\_\_

\_\_\_\_\_  
What is the Proposer's current worker compensation rating? \_\_\_\_\_

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 five years? Yes \_\_\_\_ No X

If yes, please describe each incident \_\_\_\_\_

\_\_\_\_\_

- Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?  
Yes \_\_\_\_ No X If yes, please provide:

The names of the entities \_\_\_\_\_

The state(s) where barred or suspended \_\_\_\_\_

The period(s) of debarment or suspension \_\_\_\_\_

Also, please explain the basis for any bar or suspension:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.

NA

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.

NA

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes ( ) No (X) If yes, provide the following:

Identify the Case # and Tribunal: \_\_\_\_\_

Describe the Nature of the Action: \_\_\_\_\_

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Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

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- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes ( ) No (X) If yes, please explain:*

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- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes ( ) No (X) If yes, please explain:*

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**Affidavit for  
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion**

*[Solicitation of Proposals for Landscape and Irrigation Maintenance Services]  
Poinciana Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: Floralawn Inc.

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

**Public Entity Crimes**

1. I understand that a “person” or “affiliate” who has been placed on the “convicted vendor list” following a “conviction” for a “public entity crime” (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

**Scrutinized Companies**

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the “Scrutinized Companies that Boycott Israel List” (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the “Scrutinized Companies that Boycott Israel List” nor are we engaged in a boycott of Israel.

**E-Verify**

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida’s E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

**Non-Collusion**

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher that the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. 1 Dated 7-3-24  
Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Poinciana Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

[Signature]

Signature of Authorized Signatory of Proposer

Sworn before me on 6-28, 2024

Melissa Carole Johnson  
Notary Public Signature  


Notary Stamp

# Poinciana Community Development District

## **Addendum #1 Poinciana CDD RFP 2024 Landscape Maintenance Services**

June 7, 2024

To: All Prospective Proposers:

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

### **CLARIFICATIONS/QUESTIONS:**

Q1: Please verify that the bodies of water marked in grey on the attached map (Lake Polk, Lake B, Pond P-8) are owned by Avatar Properties and will not fall under the scope of work for this bid.

*A1: Yes that is correct.*

Q2: Will beds falling within the boundary of service for this bid be maintained under the current bid? While a scope exists for bed detailing under General Services – Component "A", bed maintenance is broken out under a separate line in the included pricing sheet with a note in red indicating no bed pricing will be applicable to this bid

*A2: Currently the scope is only for pond bank mowing. There are however some ponds that have bed spaces and tree rings within the pond bank area and detailing of those should be included.*

Q3: Will all turf areas within the scope of this bid fall under the category of "Unirrigated pond areas and banks"?

*A3: Yes that is correct. Currently the scope does not include any irrigated turf.*

## Poinciana Community Development District

Q4: Please confirm that all turf mowing under this bid will be performed 32 times annually.

*A4: Yes, That is the current scope.*

Q5: Please confirm that all pond edges that cannot be reached with a full size mower will be string trimmed 16 times annually.

*A5: Yes, that is the current scope.*

Q6: Please quantify desired frequency for sidewalk, curb, and paved surface edging. Does "once during each detail rotation, every three weeks" indicate a 17-18 per year frequency?

*A6: That is correct.*

Q7: When no private property is adjacent to pond banks, should mowing boundaries extend to the nearest walkway? Please specify mowing boundary for banks not adjacent to private housing.

*A7: In these cases the current scope is to the top of the pond bank.*

Q8: Please confirm that tree pruning up to a height of 12 feet is to be included in this scope of work.

*A8: Yes, as this is part of standard detailing. It may be much less frequent for this site, but trees along pond banks should be included for potential trimming.*

Q9: Please define a maximum height for bi-annual, annual, and semi-annual structural pruning.

*A9: There is not a defined height as it is individual to each tree. The specifications to use to trim these can be discussed with CDD management or is also defined in the specs for example crepe myrtles should be trimmed down to thumb width limbs and no further. This will vary from tree to tree.*

Q10: Please provide a count for all trees exceeding 12 feet that will fall within the scope of this bid.

*A10: The CDD does not have this information and if this is needed for a bid then bidders are encouraged to review the site. As a rule bidders should expect to trim trees within pond banks as needed or requested.*

Q11: Please confirm that trimming of Crepe Myrtles is to be included in this scope of work.

*A11: Any trees within a pond bank should be included.*

Q12: Please confirm that pruning of all palms less than 15' in height is to be included in this scope of work.

*A12: Any trees within a pond bank should be included.*



## Poinciana Community Development District

Q13: Please provide desired height for annuals to be priced.

*A13: The bidder should price based on typical industry standards for height. It is understood that annual height may vary based on annual type and also each season or growth interval.*

Q14: Please provide the current contract for these services.

*A14: The current contracted amount for these services is \$192,974.40 or \$16,081.20 monthly. For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you. Additionally bidders can search through records on the district website for any information they may need - <https://poincianacdd.org/>*

Q15: Please provide the previous bid tab for these services.

*A14: These records are not readily available and would require a formal records request. Additionally Agendas and other records can be searched on the PCDD website - <https://poincianacdd.org/> For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you.*

Q16: Please provide information or a map showing the areas of irrigated turf vs non-irrigated turf.

*A16: As this bid is for CDD property and unirrigated pond banks. Assume all turf is unirrigated. No further maps will be provided to bidders.*

Q17: Will more than 32 visits per year be required, or would the visits just be limited to those 32 mows?

*A17: The scope is for 32 pond mows, and as many visits as are required to accomplish that should be determined by the bidder.*



## Poinciana Community Development District

Q18: Good morning. I was wondering if there's a map that shows the areas to be maintained for this bid? There was a wetland pond map attached, but I'm not sure why. Any clarification would help.

A18: *The ponds included in the scope are clearly defined on the RFP map. Please refer to the key included that defines CDD ponds and ponds owned and maintained by other entities. This RFP is for pond mowing services and all the information needed to bid these services is included in the Scope and Map.*

Q19: Are any of the ponds west of Solivita Blvd (west entrance) included in the scope of work?

A19: *Solivita is divided into two CDDs. Poinciana CDD and Poinciana West CDD. This bid is ONLY for Poinciana CDD. Therefore do not include any Poinciana West CDD ponds. The map should be used to determine the cut off. Only bid on ponds included in the RFP map.*

Q20: Who is the current Contractor?

A20: *Floralawn.*

Q21: Why is the current vendor not being renewed?

A21: *Contract term limit requiring a bid.*

Q22: Any available additional maps?

A22: *None at this time.*

Q23: How far is vendor suppose to service (property appraiser map is encouraged to use.)

A23: *To the top of the bank or edge of private property when behind homes. Please refer to property appraiser website if needed.*

Q24: Golf course green and course land.

A24: *CDD ponds on the golf course are largely maintained by the golf course. In areas not maintained by the golf course please only access through CDD easements or paths. Do not use the golf course for access.*

Q25: Asked for current acreage

A25: *The CDD does not have that information. Use google earth or other tools to determine acreage if needed.*

Q26: Asked if aquatic services is current in the community

A26: *There is a current aquatics contract with Solitude.*

## Poinciana Community Development District

Q27: How far in the bank should they service

A27: *As a rule, to the top of the crest of the bank or the edge of private property when behind homes.*

Q28: Asked if trash in water should be picked up due to service

A28: *The scope defines information on trash removal. Any area the bidder will be maintaining should be free of trash.*

Q29: Asked expected start date

A29: *To be determined. This entirely up to board discretion.*

Q30: Asked what components are in consideration (A only?) (encouraged to include other components for future consideration) (encouraged to include irrigation tech hour/pricing)

A30: *Currently only A is being priced.*

Q31: Include hurricane rates and policy in bid packets

A21: *It is recommended the bidders provide any emergency or hurricane rates in their bids.*

Q32: Asked if palm pruning pricing should be included even though it is not being considered. Encouraged to include for future consideration

A22: *Please include per palm pruning price for palms over 12ft for future reference.*

Q33: Asked what type of mulch to be used for pricing.

A23: *Pine bark per sq yrd installed.*

## Poinciana Community Development District

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

Floralawn Inc.

SIGNATURE:



DATE: 7-3-24

## **LANDSCAPE MAINTENANCE AGREEMENT**

(Poinciana CDD and [\_\_\_\_\_])

**THIS LANDSCAPE MAINTENANCE AGREEMENT** ("Agreement"), effective as of the [ ] day of [\_\_\_\_], 2024 (the "Effective Date"), between the **POINCIANA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is 219 E. Livingston Street, Orlando, Florida, 32801, and [\_\_\_\_], a [\_\_\_\_], (hereinafter referred to as "Contractor"), whose mailing address is [\_\_\_\_\_].

### **W I T N E S S E T H:**

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

#### **1. DEFINITIONS.**

(a) **Agreement.** The Agreement consists of: (i) this Landscape Maintenance Agreement; (ii) the [\_\_\_\_], dated [\_\_\_\_], 2024 attached hereto as Exhibit "A" (the "RFP"); and (iii) the Contractor's Proposal for Landscape and Irrigation Maintenance, dated [\_\_\_\_], 2024, attached hereto as Exhibit "B" (the "Proposal"). 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 15. In the event of any conflict between the terms herein and term(s) in the Proposal or the RFP, the terms herein shall prevail. Notwithstanding the foregoing, the order of precedence shall be: (i) this Landscape Maintenance Agreement; (ii) the RFP; (iii) the Proposal.

(b) **Services.** The term "Services" or "Work" as used in this Agreement shall be construed to include all activities and services set forth in the Proposal, and all obligations of Contractor under this Agreement, including any addenda or special conditions. If an addendum or additional work is agreed upon by the parties, the Contractor shall be subject to the terms of this Agreement.

**2. SCOPE OF SERVICES.** A description of the nature, scope, location and schedule of the Services to be performed by Contractor under this Agreement shall be as described in the Proposal. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

**3. COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Work on the Effective Date and shall perform same in accordance with any schedules as set forth in the Agreement. The term of this Agreement shall continue for [\_\_\_\_] ( ) years from the Effective Date, unless sooner terminated, extended or modified as set forth in this Agreement. The District shall have two (2) optional renewals as set forth in Article 5 herein.

4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 E. Livingston Street, Orlando, Florida, 32801, Attention: Tricia Adams; provided, however, that the District may, without liability to the Contractor, unilaterally amend this paragraph 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 District's representative for the purpose of this Agreement. The District Manager, as the District's authorized representative shall have the authority to direct and enforce the provisions set forth herein, in accordance with the Scope of Services.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction 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 District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay the Contractor for the Services in the total amount of \$[ ] for Year 1; \$[ ] for Year 2; \$[ ] for Year 3, and retains two (2) optional renewals in the total amount of \$[ ] for Year 4 and \$[ ] for Year 5. The Work shall be billed to the District on a monthly basis at a rate of no more than 1/12<sup>th</sup> of the annual compensation provided above.

(b) During the term of this Agreement, the District has the option to procure additional services and products as set forth in Exhibit "D" to the Proposal (the "Additional Services").

(c) Work Authorizations shall mean orders or directives issued by the District. 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 District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Article 2, including the Additional Services, unless Contractor has obtained prior written authorization of District to perform the same.

(d) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.



(e) After any of the Work is completed, the District shall have the right to inspect and/or review the Work to accept or deny the sufficiency of the Work before a monthly payment is required to be made by the District to the Contractor. Contractor's failure to remedy deficiencies within thirty (30) days of being notified by the District may result in a reduction of payment to Contractor for costs which the District may incur, including but not limited to employment of a third party, to resolve such deficiencies.

6. INTENTIONALLY OMITTED.

7. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in 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) Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

(c) Contractor warrants all plantings including but not limited to bushes, plants, trees, grass and other vegetation for one (1) year from the date of installation. During the applicable warranty period, Contractor shall replace, at no additional cost to the District, all materials which are dying, dead, diseased, or otherwise not performing to a commercially reasonable standard. Thirty (30) days before the expiration of any warranted items, Contractor shall submit a report to the District showing the current status of such items and shall coordinate with the District for an on-site review to determine if materials are sufficient.

8. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain

copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline, compliance with laws and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 19.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

#### 9. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor shall adhere to all applicable traffic laws governing the use of vehicles, equipment and personnel in roadways and public spaces. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

#### 10. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work

zones, and handling and use of materials, vehicles, and equipment. Contractor shall ensure that no employees, agents or other personnel working at Contractor's direction stands within public roadways while performing any work as defined in the Scope of Services.

(b) Contractor shall ensure that no employees, agents or other personnel working at Contractor's direction blows or discards debris into the roadways or storm drains within the District.

(c) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(d) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(e) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

(f) Within two (2) business days of discovery of any unsatisfactory safety procedures or of any violation of applicable law or statute guiding safe performance, Contractor shall notify the District Manager in writing, detailing the nature of the violation, the corrective actions taken to remedy future occurrences of similar violations and other such reasonable information as the District Manager may require to ensure safe operations. In the event the District discovers any unsatisfactory safety procedures or any violation of applicable law or statute guiding safe performance, the District shall notify Contractor of the violation and within two (2) business days, Contractor shall provide the District Manager in writing, with the corrective actions taken to remedy future occurrences of similar violations and other such reasonable information as the District Manager may require to ensure safe operations.

#### 11. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public 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*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT [TADAMS@GMSCFL.COM](mailto:TADAMS@GMSCFL.COM), OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA, 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.**

## 12. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement, including but not limited to Contractor's use of the District's property for the storage of equipment, or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;

(iii) 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 \$100,000 per occurrence; and

(iv) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 12(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced



or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 12(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

13. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. INDEMNIFICATION. Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement.

15. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District 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 Scope 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 District. Upon receipt of any 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.

(c) Notwithstanding anything to the contrary in this Article 15, any and all modifications to this Agreement or to the Scope of Services must be in writing, reviewed by the District's counsel and duly executed by the Chairperson of the District and the Contractor.



16. PROTECTION OF PERSONS AND PROPERTY: MONITORING.

(a) In addition to all other requirements hereunder, 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 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 District 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 District 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, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, 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 District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District 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 District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

17. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District 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.

(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 District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the

Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

18. SUBCONTRACTORS. If the Contractor desires to employ subcontractors in connection with the performance of its Services under this Agreement, upon the District's prior written consent:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any subcontractor. However, it is acknowledged that the District 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 coordinate 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 condition 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 District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

19. COMPLIANCE WITH E-VERIFY SYSTEM.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the

Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

20. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Poinciana Community Development District  
c/o Governmental Management Services – Central Florida,  
LLC  
219 E. Livingston Street,  
Orlando, Florida, 32801  
Attention: Tricia Adams, District Manager  
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, District Counsel  
Telephone: (407) 481-5800

If to Contractor: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attention: \_\_\_\_\_  
Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

(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. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

21. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach

or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

22. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Polk County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN POLK COUNTY, FLORIDA.**

23. SEVERABILITY. In the event that any provision of this 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.

24. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

25. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

26. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement 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 doubtful language will not be interpreted or construed against any Party.

28. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

*[SIGNATURES ON FOLLOWING PAGE]*



**SIGNATURE PAGE TO  
LANDSCAPE MAINTENANCE AGREEMENT**

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed  
affective as of the day and year first above written.

**DISTRICT:**

**POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

By: \_\_\_\_\_

Name: \_\_\_\_\_

Chairman/Vice-Chair, Board of Supervisors

**CONTRACTOR:**

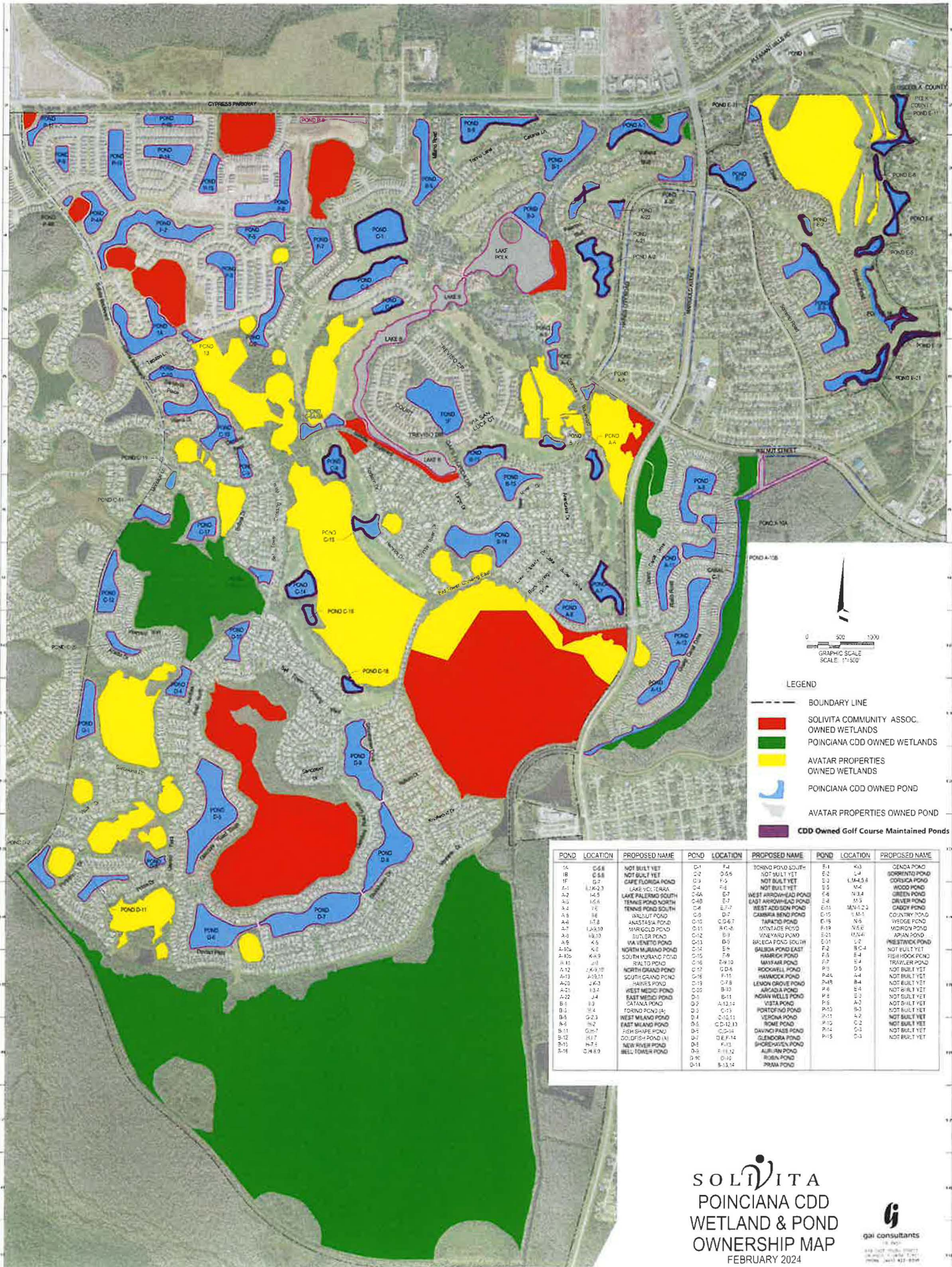
[\_\_\_\_\_] , a [\_\_\_\_\_]

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_





**LEGEND**

- BOUNDARY LINE
- SOLIVITA COMMUNITY ASSOC. OWNED WETLANDS
- POINCIANA CDD OWNED WETLANDS
- AVATAR PROPERTIES OWNED WETLANDS
- POINCIANA CDD OWNED POND
- AVATAR PROPERTIES OWNED POND
- CDD Owned Golf Course Maintained Ponds

POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME
1A	C-6.8	NOT BUILT YET	D-1	F-4	TORINO POND SOUTH	E-1	K-3	GENOA POND
1B	C-6.8	NOT BUILT YET	D-2	D-6.6	NOT BUILT YET	E-2	L-4	SORRENTO POND
1F	G-7	CAPE FLORIDA POND	D-3	F-5	NOT BUILT YET	E-3	M-4.5.8	CORDEGA POND
2-1	L-6.2.3	LAKE VULCAN	D-4	F-6	NOT BUILT YET	E-4	N-4	WOOD POND
A-2	A-5	LAKE PALERMO SOUTH	D-5A	E-7	WEST ARROWHEAD POND	E-5	N-3.4	GREEN POND
A-3	A-5.6	TERRACE POND NORTH	D-5B	E-7	EAST ARROWHEAD POND	E-6	N-3	DRIVER POND
A-4	A-5	TERRACE POND SOUTH	D-6	E-7.2	WEST ADDISON POND	E-7	M-11.2.3	CADDO POND
A-5	B-6	WALLUT POND	D-7	D-7	CAMBRIDGE POND	E-8	M-11	COUNTRY POND
A-6	A-7.8	ANASTASIA POND	D-10	C-5.6.7	TAPASO POND	E-9	N-5	WEDGE POND
A-7	A-8.9	MARQUETTE POND	D-11	B-4.8	MONTAIGNE POND	E-10	N-6.8	MORROW POND
A-8	A-9.3	SUTLER POND	D-12	B-9	VINEYARD POND	E-11	M-24	APIAN POND
A-9	A-5	VIA VENETO POND	D-13	D-9	BALEGA POND SOUTH	E-12	L-2	PIRELLA POND
A-10	K-9	NORTH MURANO POND	D-14	E-8	BALEGA POND EAST	E-13	B-5.4	NOT BUILT YET
A-11	A-10	SOUTH MURANO POND	D-15	F-8	HARRISON POND	E-14	E-4	FISH HOOK POND
A-12	A-10	RYTO POND	D-16	E-9.10	MAYFAIR POND	E-15	F-4	TRAVLER POND
A-13	A-10.1	NORTH GRAND POND	D-17	D-5	RODGWELL POND	E-16	D-5	NOT BUILT YET
A-14	A-10.1	SOUTH GRAND POND	D-18	F-15	HANCOCK POND	E-17	A-4	NOT BUILT YET
A-15	A-10	HAVES POND	D-19	C-7.8	LEMON GROVE POND	E-18	B-4	NOT BUILT YET
A-16	A-12	WEST MEDIC POND	D-20	B-10	ARCADIA POND	E-19	E-4	NOT BUILT YET
A-17	A-12	EAST MEDIC POND	D-21	B-11	NOVA WELLS POND	E-20	F-8	NOT BUILT YET
B-1	B-3	CATANIA POND	D-22	A-10.14	VISTA POND	E-21	A-3	NOT BUILT YET
B-2	B-4	TORINO POND (A)	D-23	C-13	PORTOFINO POND	E-22	N-3	NOT BUILT YET
B-3	B-2.3	SOUTH GRAND POND	D-24	C-15.11	VERONA POND	E-23	A-2	NOT BUILT YET
B-4	B-2	EAST MILANO POND	D-25	C-12.13	ROME POND	E-24	C-2	NOT BUILT YET
B-5	B-7	FISH SHAPED POND	D-26	C-24	DAVID PASS POND	E-25	C-1	NOT BUILT YET
B-6	B-7.1	SOUTH SHIP POND (A)	D-27	D-14	CLANDORA POND	E-26	C-3	NOT BUILT YET
B-7	B-7.1	NEW RIVER POND	D-28	F-13	SHOREHAVEN POND	E-27	C-3	NOT BUILT YET
B-8	D-4.3	BELL TOWER POND	D-29	F-11.12	AURUM POND	E-28	C-3	NOT BUILT YET
			D-30	D-10	ROSA POND			
			D-31	S-13.14	PRIMA POND			





FLORINC-01

WAGJU1

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
9/15/2023

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

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

<b>PRODUCER</b> Mulling Insurance Agency, Inc. P.O. Box 308 Auburndale, FL 33823	<b>CONTACT NAME:</b> Judy Wagner, AAI, AU, AIS, PWCAM, CPIW	
	<b>PHONE (A/C, No, Ext):</b> (863) 967-4454 <b>FAX (A/C, No):</b> (863) 967-7592	
	<b>E-MAIL ADDRESS:</b> judyw@mullinginsurance.com	
<b>INSURED</b>  Floralawn, Inc. & Floralawn 2 & Woo Hoo Properties, LLC PO Box 91597 Lakeland, FL 33804-1597	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	<b>INSURER A:</b> Twin City Fire Insurance Company	29459
	<b>INSURER B:</b> The Hartford #916	01389
	<b>INSURER C:</b> Hartford Casualty Ins Co	
	<b>INSURER D:</b> AGCS Marine Insurance Co.	22837
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			21UENSR2G35	9/19/2023	9/19/2024	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
			GENERAL AGGREGATE \$ 2,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						\$
	OTHER: Capped at 10,000,000						\$
B	<b>AUTOMOBILE LIABILITY</b>			21UENOL4791	9/19/2023	9/19/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS	BODILY INJURY (Per person) \$				
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY	<input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	BODILY INJURY (Per accident) \$				
	<input checked="" type="checkbox"/> Hired Phys Damage		PROPERTY DAMAGE (Per accident) \$				
			PIP \$ 10,000				
C	<input checked="" type="checkbox"/> UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR		21HHUSR2G4R	9/19/2023	9/19/2024	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE	AGGREGATE \$ 2,000,000				
	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		\$				
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
D	<b>Leased/Rented Equip</b>			MZI93091427	9/19/2023	9/19/2024	Limit \$ 100,000

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

## CERTIFICATE HOLDER

## CANCELLATION

Bid Purposes Only  
PO Box 91597  
Lakeland, FL 33804

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



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/21/2023

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

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

<b>PRODUCER</b> Sihle Insurance Group Inc. 1021 Douglas Ave. Altamonte Springs FL 32714	<b>CONTACT NAME:</b> Certificate Department	
	<b>PHONE (A/C, No, Ext):</b> 407-869-5490	<b>FAX (A/C, No):</b> 407-389-3580
	<b>E-MAIL ADDRESS:</b> Certificates@sihle.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	INSURER A : Associated Industries Insurance Company Inc.	23140
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

**INSURED**  
FloraLawn Inc  
P.O. Box 91597  
Lakeland FL 33804

FLORPRE-02

**COVERAGES****CERTIFICATE NUMBER:** 899827104**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	AWC1203429	1/1/2024	1/1/2025	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

**CERTIFICATE HOLDER****CANCELLATION**

Bid Purposes Only  
PO Box 91597  
Lakeland FL 33804

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

AUTHORIZED REPRESENTATIVE

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

Date  
February 3, 2024

File No.  
JB192451

Expires  
October 31, 2024

THE PEST CONTROL COMPANY FIRM NAMED BELOW HAS  
REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE  
PERIOD EXPIRING: **October 31, 2024**

AT

734 S COMBEE RD  
LAKELAND, FL 33801

FLORALAWN PREMIER LAWN & PEST  
P.O. BOX 91597  
LAKELAND, FL 33801

General Household Pest and  
Rodent Control  
Lawn and Ornamental  
Termite and Other WDO  
Control

  
WILTON SIMPSON, COMMISSIONER

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

FLORALAWN PREMIER LAWN & PEST  
734 S COMBEE RD  
PEST CONTROL COMPANY FIRM

JB192451

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD  
EXPIRING **October 31, 2024**

  
COMMISSIONER

Signature

Wallet Card  
Wallet Card - Fold Here

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

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

Date  
February 3, 2024

File No.  
JB192451

Expires  
734 S COMBEE RD, LAKE

THE NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS  
OF CHAPTER 482 FOR THE PERIOD EXPIRING: **734 S COMBEE RD,  
LAKELAND, FL 33801**

AT

This permit, in conjunction with a valid business license

FLORALAWN PREMIER LAWN & PEST  
P.O. BOX 91597  
LAKELAND, FL 33801

  
WILTON SIMPSON, COMMISSIONER

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

FLORALAWN PREMIER LAWN & PEST

This permit, in conjunction with a valid business license endorsed  
with pest control operations in the Termite and Other Wood-  
Destroying Organisms category, authorizes the licensee named above  
to perform preventative termite treatments for new construction in  
Florida as prescribed by law.

JB192451

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD  
EXPIRING **734 S COMBEE RD, LAKELAND, FL 33801**

  
COMMISSIONER

Wallet Card  
Wallet Card - Fold Here

Department of Agriculture and Consumer  
Services  
Florida Department of Agriculture & Consumer Services  
Bureau of Licensing and Enforcement  
3125 Conner Blvd, Bldg 8  
Tallahassee, FL 32399-1650



**POLK COUNTY LOCAL BUSINESS TAX RECEIPT****ACCOUNT NO. 6732****CLASS: A****EXPIRES:****09/30/2024**

OWNER NAME	LOCATION
ROBERT F JR AVERITT	734 S COMBEE RD LAKELAND

**BUSINESS NAME AND MAILING ADDRESS****FLORALAWN INC**  
FLORALAWN INC  
PO BOX 91597  
LAKELAND, FL 33804**CODE****810000****ACTIVITY TYPE****LTD OTHER SERVICES****OFFICE OF JOE G. TEDDER, CFC \* TAX COLLECTOR**THIS POLK COUNTY LOCAL BUSINESS TAX RECEIPT MUST BE CONSPICUOUSLY  
DISPLAYED AT THE BUSINESS LOCATION**PAID - 1757525 09/25/2023 OPY****OLP 31.50****FLORALAWN INC****POLK COUNTY LOCAL BUSINESS TAX RECEIPT****ACCOUNT NO. 118675****CLASS: B+****EXPIRES:****09/30/2024**

OWNER NAME	LOCATION
ROBERT F JR AVERITT	734 S COMBEE RD LAKELAND

**BUSINESS NAME AND MAILING ADDRESS****PREMIER LAWN & PEST INC**  
PREMIER LAWN & PEST INC  
P O BOX 91597  
LAKELAND, FL 33804**CODE****810060  
810000****ACTIVITY TYPE****PEST CONTROL SERVICE  
LTD OTHER SERVICES****PROFESSIONAL LICENSE (IF APPLICABLE)****-****OFFICE OF JOE G. TEDDER, CFC \* TAX COLLECTOR**THIS POLK COUNTY LOCAL BUSINESS TAX RECEIPT MUST BE CONSPICUOUSLY  
DISPLAYED AT THE BUSINESS LOCATION**PAID - 1757525 09/25/2023 OPY****OLP 57.75****PREMIER LAWN & PEST INC**

# SECTION C

ROTOLO CONSULTANTS, INC.

WWW.ROTOLOCONSULTANTS.COM



ROOTED IN TRADITION • GROWING THE FUTURE

Proposal Prepared For:  
Poinciana Community Development District  
Polk County, Florida

July 9, 2024



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- Pricing Specifications
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## LETTER FROM OUR PRESIDENT



July 9, 2024

Poinciana CDD

[www.RotoloConsultants.com](http://www.RotoloConsultants.com)

P: 800.641.2427



Re: RFP Landscape Maintenance for Poinciana CDD

To Whom It May Concern:

Rotolo Consultants, Inc. (RCI) is pleased to submit the following proposal for the Poinciana Community Development District (Poinciana CDD). With our vast experience servicing a variety of clients from HOAs and Cities to Healthcare facilities and Higher Ed institutions, we feel we can offer the level of professionalism and quality care you seek for your community. Our dedicated staff consists of a number of degreed horticulturists, arborists, turf specialists, agronomists, and hands-on owners. We have assembled a team that share a passion for providing the best possible service in our industry. At RCI, we pride ourselves in ensuring our clients receive the highest quality care for their properties.

RCI fully understands the extent and scope of the work required under the RFP and is ready to enter into a contract. We are in compliance with Polk County licensing requirements and can submit licensure upon award of contract. We will provide the necessary staff, equipment, and management to execute the work outlined within the RFP.

The person authorized to contractually obligate RCI is:

Michael Rotolo, President & COO

Phone: 800.641.2427

Email: [mrotolo@rotoloconsultants.com](mailto:mrotolo@rotoloconsultants.com)

The point of contact for contractual clarifications will be:

K. Scott Brewer, Corporate Strategy Manager

Phone: 800.641.2427, Ext 102

Cell: 901.331.1247

Email: [sbrewer@rotoloconsultants.com](mailto:sbrewer@rotoloconsultants.com)

The team at Rotolo Consultants, Inc. looks forward to a partnership with Poinciana CDD maintaining the pond banks of your community. We are confident in our team's ability to provide the professional services your community desires.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Rotolo", is written over a light blue horizontal line.

Michael Rotolo

President & COO

Rotolo Consultants, Inc.



## COMPANY MISSION STATEMENT

RCI is committed to providing quality products and services by incorporating creativity, professionalism, integrity and continuous improvement. In the on-going spirit of partnership, we strive to provide a rewarding atmosphere for our team in order to produce outstanding results for our clients.

## COMPANY CORE VALUES

*Our core values are the key to our success and the reason our clients come back to us again and again, often asking for our senior team members and superintendents by name since 1978.*



### Integrity

We conduct our business with honesty, reliability and consistency in order to produce positive results for both our clients and our team members.

### Creativity

We seek innovative solutions for clients via imaginative and unique approaches delivered impeccably by our team of industry professionals.

### Passion

We are passionate about what we do, and this passion fuels our team to be the best at what we do each and every day for each and every client.

## COMPANY PROFILE

### HISTORY OF RCI: OVERVIEW & QUALIFICATIONS

Rotolo Consultants, Inc. (RCI) has been in operation for over forty-five years since we first opened our doors as a local plant nursery in 1978. Today RCI is recognized as one of the ***Top 20 Largest Commercial Landscape Companies in the U.S.***, employing approximately 1,200 employees across the Southeast. RCI provides a range of services from hardscape & aquatic construction and landscape installation to turn-key landscape maintenance. RCI currently operates out of 20 cities across Texas, Louisiana, Mississippi, Alabama, Florida, and Tennessee. Our current maintenance client count exceeds 1,000.

RCI touts professional relationships with Isuzu, John Deere, and Stihl due to our purchasing power, which assures government-level pricing structure and “front of the line” ability to secure equipment on short notice. In addition, with over \$15 million of owned equipment currently, RCI has the ability to deploy any level of equipment and vehicles required initially to commence operations at any level. RCI has a bonding capacity of \$20MM single job/\$60MM aggregate bonding capacity and will be able to secure any bid or performance bonds required.

RCI has the ability and proven track record to quickly staff large-scale operations. RCI has the philosophy of maintaining “bench strength” management and supervisors at all times in order to absorb the on average 10-15% year-over-year growth that we have successfully absorbed over the last decade. All staff on our projects will have been trained on all equipment they will be utilizing as a part of our ongoing internal training system. With multiple purchasing agents, all necessary stock, supplies, and inventory will be identified and in place prior to the start of the project.

Built within our entire proposal are the staff and equipment to assure a quality project. Historically, we have a retention rate of over 95% on existing landscape maintenance clientele. This does not happen by accident but only through proper management and staffing with checks and controls ensuring every team member is held responsible for their area work. Most of our management staff have moved up through the ranks of our company which assure our clients of a tried and tested team. Our average tenure among senior staff is in excess of 10 years.

RCI is also proud of our 300+ fleet of trucks and numerous large equipment pieces. We are also proud R&D partners with John Deere and Rain Bird, serving as strategic account holders for both. RCI remains on the cutting edge of what is happening within the green industry, standing ready to offer our clients superior service.

## COMPANY PROFILE

### RCI LOCATIONS

RCI is currently operational out of 21 cities within 6 states in the Southeast.



**Alexander City - Alexandria - Austin - Baton Rouge - Biloxi - Birmingham - Destin -  
Foley - Hattiesburg - Houston - Jackson - Lake Charles - Lafayette - Memphis - Nashville  
New Orleans - Orlando - Panama City Beach - Santa Rosa Beach - Shreveport - Slidell**



#### **RCI ORLANDO OFFICE**

1733 Benbow Ct  
Apopka, FL 32703  
(689) 999-4782

#### **RCI KISSIMMEE FACILITY**

1492 Ree Lane  
Kissimmee, FL 34746  
Osceola County

## LANDSCAPE MANAGEMENT

- Turf Maintenance
- Ornamental & Tree Maintenance
- Irrigation System Maintenance
- Chemicals/Horticultural Services
- ROW Maintenance
- Athletic Fields Management
- Landscape Assessments
- Mulch
- Annuals

## CONSTRUCTION

- Hardscape
- Aquatics
- Design + Build
- Landscape & Irrigation
- Lighting
- Erosion Control
- Athletic Fields & Complexes
- Fencing
- Retaining Walls
- Hydro-Seed
- Drainage
- Signage

## DESIGN + BUILD

- Land Planning & Landscape Architecture
- GIS Mapping & Presentations
- Grounds & Irrigation Assessments
- Landscape Master Planning
- Permit Documents
- Aquatic Facility Design
- RV Park Design
- Signage & Hardscape Design
- Landscape, Irrigation & LED Lighting Design

## DISASTER RELIEF

- Property Assessments
- Demolition
- Pressure Washing & Decontamination
- Mold Remediation
- Roof Repairs
- Tree & Debris Removal
- Landscape/Aquatic/Hardscape Renovation & Emergency Repairs
- Temporary Housing
- Labor & Equipment Assists

# COMPANY PROFILE

## RCI STATISTICS



45+ years in business.



Recognized as one of the top 20 largest commercial landscape companies in the United States.



Currently operational in 21 cities in the southeast U.S.



1,200+ employees



1,000+ landscape maintenance clients



100+ current construction clients



300+ fleet



Over \$15 million in owned equipment



Retention rate of over 95% on existing maintenance clients

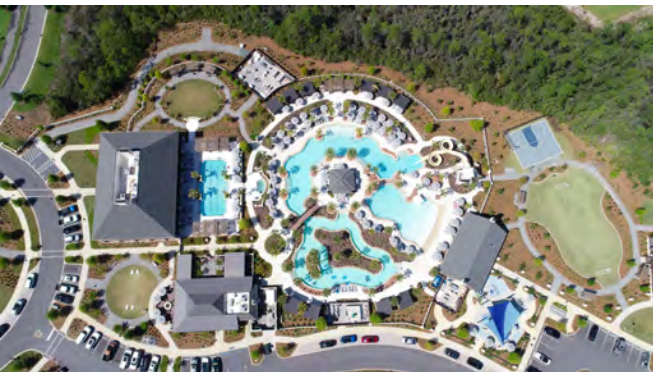


# FLORIDA MARKET

We currently operate in the following  
Florida cities:  
Destin, Orlando, and Panama City Beach.

We provide services to over 200 Florida  
landscape maintenance clients.  
This is in addition to our  
construction and design clients.

We anticipate approximately \$35 million  
in revenue for the Florida market this year.



# COMPANY PROFILE

## STAFFING PROCEDURE

### Staffing Approach

We create a specific and unique staffing chart for each project, complete with professional resumes and histories of our industry leaders. RCI has developed one of the largest teams of industry professionals in the green industry in the U.S. through diligent recruiting efforts and industry leading employee retention. Following are some specifics relative to RCI staffing procedures relevant to these projects:

1. **Initial Drug Screen** - RCI performs an initial drug screening, and also random drug testing throughout employment.
2. **Motor Vehicle Record Check** - Performed not only to confirm authorized drivers of company vehicles, but also provides information pertinent to the suitability of employment.
3. **E-Verify** - RCI is a fully compliant E-Verify company.

### Workmax

RCI currently utilizes Workmax, a state-of-the-art application, using geolocation for clock-in/clock-out times. Crews have the capability to use Workmax on their smartphone without an internet connection. Supervisors are not only able to check their crew in and out at a site but also change the cost code at each site throughout the day. Managers are able to utilize the ability to run reports on many aspects of the crew's day, such as job hours, work hours, and cost code hours. The standardization of equipping each supervisor with a smartphone creates the capability to use other applications to track crew work time and productivity.



# KEY MANAGEMENT EXPERIENCE

## EXECUTIVE OFFICERS



**MICHAEL ROTOLO**  
President and COO  
19 years experience



**BRANDT MARTIN**  
COO of Maintenance  
14 years experience



**JEREMY CARTER**  
RVP of Maintenance  
20 years experience

## CORPORATE MANAGEMENT



**STEVEN PUGH, CIT, CLIA, CID**  
Corporate Irrigation Manager  
30 years experience



**RUSSELL HARRIS**  
Corporate Horticulture Manager  
32 years experience



**EDDY FERNANDEZ**  
Corporate Safety Officer  
23 years experience

## ORLANDO MANAGEMENT



**EZEKIEL DAVIS**  
Regional Manager  
19 years experience



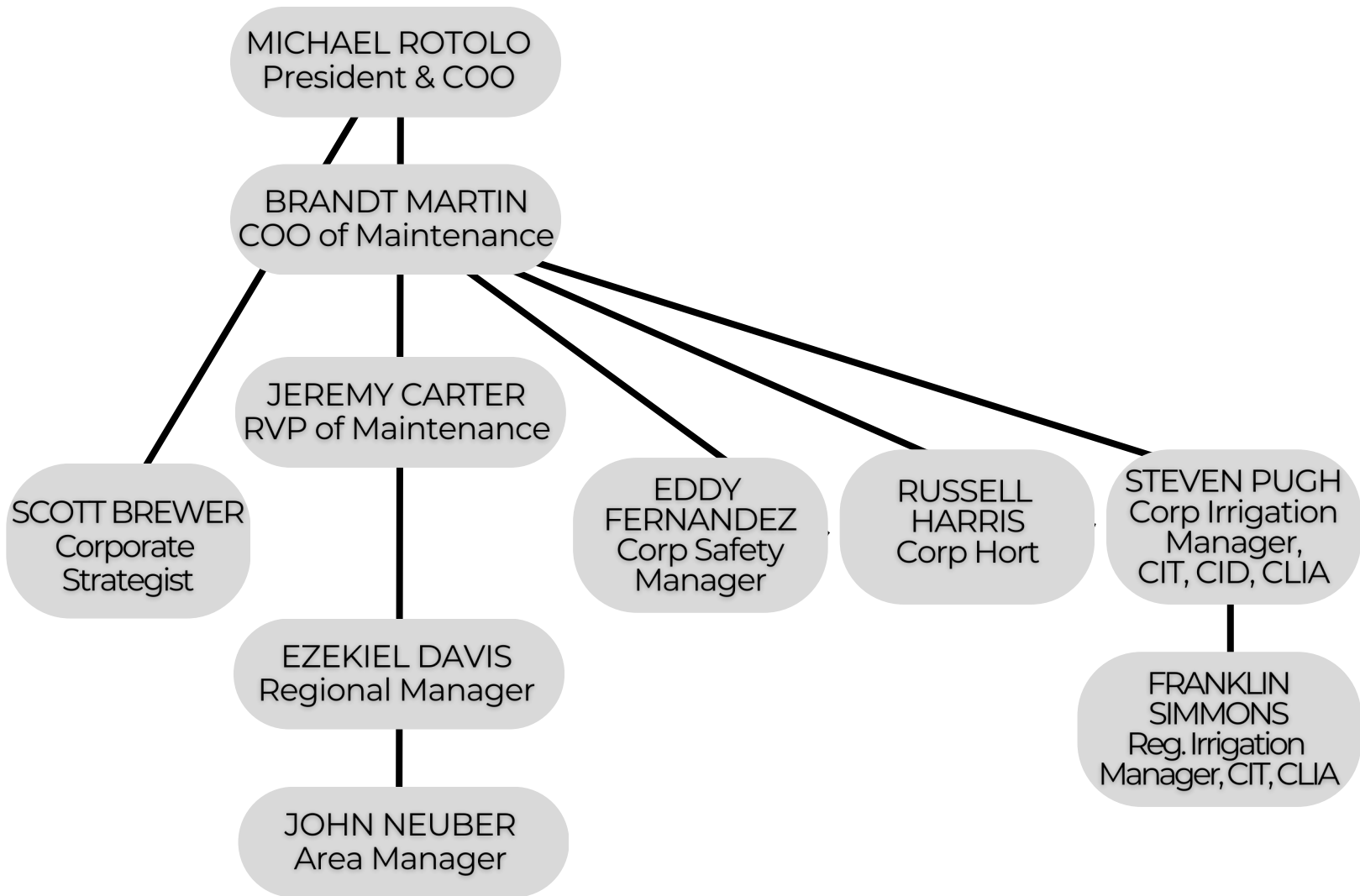
**JOHN NEUBER**  
Area Manager  
30 years experience



**FRANKLIN SIMMONS, CIT, CLIA**  
Regional Irrigation Manager  
6 years experience



## KEY MANAGEMENT PROPOSED STAFFING CHART



*Additionally, RCI will supply the necessary number of crews required for the care of your CDD's pond banks. Each crew consists of a supervisor, lead operator, and laborers.*

## KEY MANAGEMENT

### CLIENT ACCOUNT REPRESENTATIVE

Your point of contact for account inquiries and customer service related questions will be:

#### **K. SCOTT BREWER**

*Corporate Strategy Manager*

Phone: 800.641.2427, Ext 102

Cell: 901.331.1247

Email: [sbrewer@rotoloconsultants.com](mailto:sbrewer@rotoloconsultants.com)



K. Scott Brewer has 28 years of experience in the green industry. He has worked for RCI since 2000. His positions during that time include that of Business Development Manager, Division Manager of Maintenance Operations, and currently RCI's Corporate Strategist. He will serve as the account manager for your project.





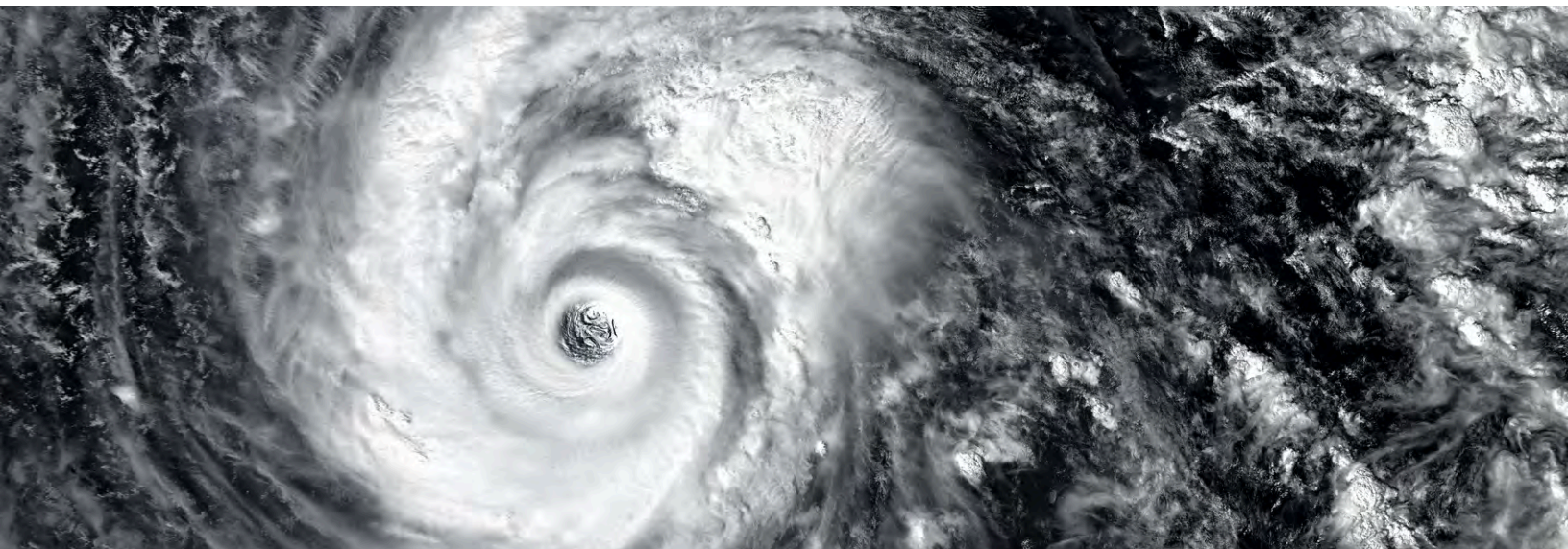
## DISASTER RELIEF STORM RESPONSE

In the event of inclement weather, RCI will dispatch crews to arrive on the job site as soon as safely possible. As a contractor with a proven history of disaster response, RCI is typically able to mobilize teams at the same time emergency service vehicles are on the road. Supervisors and crews will assess damages and prepare a plan of action for remediation of the property.

RCI has extensive experience responding to natural disasters, and as such, we are prepared to handle hazardous materials, monitor debris, and plan pre-events during storm season.

RCI has the ability to provide immediate assistance and solutions in incredibly overwhelming situations. We've helped a variety of clients navigate disaster damage, including casinos, large residential complexes, and complete cities. We've also helped various communities recover from hurricanes, tornados, fires, floods, and more. RCI is committed to providing all necessary tools for recovery.

In the wake of hurricanes, RCI can provide push crews to clear debris, demolition crews, crews to repair or install hardscape features, and landscape repair or redesign. We work with our clients to revert properties to their previous state, providing restorative solutions within clients' budgets.



## DISASTER RELIEF STORM PRICING

RCI is diligently preparing for the 2024 storm season. Our goal is to remediate any damages to your property post-storm as soon as possible.

Please see below for a breakdown of RCI's time and material rates for RCI's named storm remediation package. The following page highlights our disaster relief services.

ITEM/SERVICE	STRAIGHT TIME RATE	OVERTIME RATE	UNIT OF MEASURE
General Labor	\$52	\$78	Per hour
Supervisor	\$63	\$94.50	Per Hour
Equipment Operator w/Machine	\$143	\$214.50	Per hour
Project Superintendent	\$86	\$129	Per hour
Irrigation Tech	\$97	\$145.50	Per hour
Project Manager	\$109	\$163.50	Per hour
String Trimmer/Edger/Blower	\$14	-	Per hour
Mower	\$28	-	Per hour
Spray Unit	\$34	-	Per hour
Dump Truck	\$57	-	Per hour
Box Truck	\$51	-	Per hour
1000 Gallon Water Buffalo	\$40	-	Per hour

- All labor and equipment will be billed based on rates above. Amended or additional rates require approval by signature.
- All job titles (labor class) will be determined by the RCI sign-in-sheets/worksheets.
- OT rate applies to hours worked over 40 hours per week (Monday through Sunday)
- Material and consumables (including freight and tax) to be marked up by cost plus 10% overhead and 10% profit.
- Existing RCI standard terms and conditions remain in effect. Payment terms are Net 15 after invoice receipt.
- All invoices will reflect detailed cost breakdowns for insurance reimbursement on specific amenities and infrastructure items.
- Commitment Time Back On-Site - Phase II - Restricted: Damage Assessment and Initial Restoration.



# DISASTER RELIEF SCOPE OF SERVICES

## SCOPE OF SERVICES PROVIDED:

- Property Assessments
- Pre-Event Preparation Services
  - Bafflers on Drain Inlets
  - Tree Staking
  - Boarding
  - Asset Staging (including Generator Installs, Portable Bathrooms, Wash Stations)
- Demolition
- Pressure Washing & Decontamination
- Roof Repairs
- Tree & Debris Removal
- Landscape/Aquatic/Hardscape Renovation & Emergency Repairs
- Labor & Equipment Assists
- Entrance, Parking, and Street Sweeping



## Executive Summary:

The transition plan is critical to a successful project. The transition process will include all stakeholders to assure clear communication of client expectations, and that all objectives are fully understood and achieved. This plan formally documents the process for the transition of the powers, duties, activities, and functions of tasks and tools for the grounds for Poinciana CDD. It describes the approach to transitioning work and employees from the current contractor to RCI. We have prepared a very organized and coordinated process to ensure the foundation for providing a high quality of service to Poinciana CDD is in place.

## Transition Team:

Identification of the RCI transition team has been completed. The key stakeholders for RCI include our Regional Vice President (RVP), Regional Manager (RM), Area Manager (AM), Corporate Horticulturist (CH), Safety Officer (SO) and Administrative Assistant (AA).



# TRANSITION PLAN

## AWARD NOTICE TO START OF SERVICES

- Coordinate activities between current contractor, Poinciana CDD's management and RCI throughout transition; facilitate transition meetings as required; provide weekly status reports to Poinciana CDD on transition progress.

## 30 DAYS PRIOR TO START OF SERVICE

- Conduct local recruitment efforts including job fairs and community outreach as needed to supplement RCI staff and H2B visa workers.
- Conduct initial meetings with client procurement and facilities staff to finalize transition plan schedule and coordination between RCI and Poinciana CDD.

## 21 DAYS PRIOR TO START OF SERVICE

- Conduct site inspections and on-site introduction to Poinciana CDD's board assigned to the project. Include site walks to confirm expectations, site challenges, objectives that are site specific.

## 14 DAYS PRIOR TO START OF SERVICE

- In conjunction with site inspections above, complete the necessary Job Hazard Analyses (JHA).

## 7 DAYS PRIOR TO START OF SERVICE

- On site meeting with Poinciana CDD's procurement/contract administration staff to finalize administrative and contract management processes including invoicing, performance monitoring, staffing clarifications, IT interactions and insurance/bond deliverables (if applicable).
- Conduct safety training specific to equipment and JHA's to be utilized on project for all RCI personnel.
- Coordinate transfer and mobilization of required assets including equipment and vehicles. Complete staging of all internal assets at production facility in respective location.
- Develop comprehensive schedule of services for each location including monthly overview down to a weekly service schedule by location.
- Inspect individual sites to develop thorough punch list of any issues or opportunities for improvement to the landscape and/or irrigation system.

## FIRST DAY OF SERVICES

- On location for commencement of services.

*There will be 30/60/90-day post contract stakeholder meetings or conference calls with Poinciana CDD's management to review RCI performance and communicate any issues or opportunities for improvement.*



# QUALITY ASSURANCE

RCI is renowned for its commitment to quality, crafting award-winning landscapes for a diverse clientele. Our rigorous quality control involves top-tier staff, including division managers, regional managers, area managers, crew leaders, and crew members, all of whom prioritize exceptional quality in every task.

We implement a multi-step quality control process, ensuring a thorough review of every project area. Area managers regularly visit sites with their staff, while regional managers conduct monthly performance assessments. Weekly inspections involve area managers completing RCI's tailored quality inspection form, which guides crew leaders to uphold quality standards in services. Supervisors review these forms weekly and regional managers monthly.

Monthly inspections provide a detailed overview of property areas, facilitating focus on areas needing improvement. Area managers conduct RCI's quality site evaluation (QSE) monthly, including client feedback for continuous improvement opportunities. Our quality inspection forms serve as constant reminders to prioritize work quality, ensuring transparency and top-notch care for your property.



# CHEMICAL SAFETY & APPLICATION POLICY

RCI believes ensuring safe chemical application is critical on any project. All spray team members undergo initial chemical handling and safety classes when hired. RCI uses a combination of classroom and experiential learning followed by a one year apprenticeship. RCI uses the 'National Pesticide Applicator Certification Core Manual' in the classroom and sends spray techs to educational seminars provided by cooperative extension services and state agricultural departments/bureaus.

At present, over half of our staff are state licensed commercial applicators. RCI'S end goal is to have every spray tech become a state licensed commercial pesticide applicator at the Spray Tech 1 level (Supervisor).

## **RCI PESTICIDE APPLICATION POLICY**

RCI follows the principles of Integrated Pest Management (IPM) which employ the use of all suitable pest control methods to keep pest populations below the economic injury level. Methods include cultural practices; the use of biological, physical, and genetic control agents; and the selective use of pesticides to limit environmental impacts. RCI follows all state and federal pesticide laws and abides by the clientele's directives. Spray techs are required to wear the personal protective equipment (PPE) recommended by the product label and must apply all pesticides in accordance with the label. RCI provides clientele with a written record of all pesticides applied, the rate at which they were applied, the location they were applied, the total amount applied, and the reason they were applied. All records are maintained for on-demand inspection by federal and state regulating agencies as well as clientele.

## **FERTILIZER AND PESTICIDE APPLICATIONS**

Excess fertilizers, herbicides, and insecticides are major sources of nonpoint source pollution. RCI follows sustainable landscape best management practices to reduce the impact of fertilizers and pesticides on the environment. Fertilizer applications are performed by RCI spray techs and specially trained maintenance personnel by hand or calibrated equipment to ensure fertilizers are applied at desired application rates. Whenever possible fertilizers are applied based on soil test results to ensure that only essential fertilizer applications are made and to prevent overapplication. RCI tailors fertilizer applications to meet landscape needs by utilizing any of the following: organic and conventional fertilizers, sulfur or polymer-coated controlled-release granular fertilizers, water-soluble and chelated fertilizers. When plants are suspected of having nutritional deficiencies, pictures of the plants are first sent to the RCI corporate horticulturist for verification. The corporate horticulturist will then determine the appropriate course of action, which may include fertility records reviews, investigative site visits, soil sampling and analysis, tissue sampling and analysis, review of test results, and the application of fertilizers and/or soil amendments.



## ENSURING SAFETY

A robust safety and training program is crucial for minimizing damages, claims, and injuries on projects. Our company maintains an industry-leading safety record, largely due to our Job Hazard Analysis (JHA) tool, completed before project commencement. Led by our safety manager and key staff, this analysis identifies and addresses safety issues comprehensively, from equipment operation to specific job sites.

Continuously utilized throughout projects, our JHA tool informs weekly safety meetings and evolves with project knowledge. Additionally, our staff undergoes thorough equipment training before operation, documented in their personnel files. We utilize factory training guides, visits by manufacturer's representatives, and our own experience in completing the requisite training.

Our supervisors are responsible for inspecting all the equipment being used for the day prior to the start of work. After inspection, they must complete equipment and vehicle inspection forms that are turned into the project manager.



# REFERENCES

## LATITUDE MARGARITAVILLE

**Project Name:** Latitude Margaritaville at Watersound | Panama City Beach, FL

**Reference Contact:** Debra Laminack, 850.387.8715, DLaminack@mintousa.com

**Project Type/Description:** Full Landscaping Maintenance and Irrigation Services

**Annual Dollar Amount of Contract:** \$1.985 Million

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*RCI's scope of services provided includes the following*

- Basic Grounds Maintenance Services:
  - turf mowing, edging, string trimming, hand weeding, cleanup of any debris generated during servicing, litter removal, pruning and shaping of shrubs and trees
- Landscape Bed/Ornamental Plant/Tree Chemical Application:
  - all plant fertilizations, insect control, pre-emergent and post-emergent weed control, crack and crevice weed control in concrete joints
- Turf Chemical Applications:
  - all turf fertilizations, turf pre-emergent and post-emergent weed control
- Palm Pruning:
  - full labor and equipment furnishing for removal of all dead fronds and seed heads from palms, plus cleanup of debris generated during services
- Irrigation Monitoring:
  - monthly irrigation monitoring during growing season from irrigation tech including complete surveys of the system to identify any/all repair or work required on the irrigation system
  - additional weekly adjustments of irrigation timing based on weather conditions, plant needs and events on the property
- Pine Straw Mulch
- Annual Color Installation:
  - removal of old annuals, preparation of bed areas with fresh soil and fertilization, installation of annuals and ongoing maintenance of the annuals for a typical growing period of 3-6 months
- Annual Color Chemical Maintenance:
  - all annual color fertilizations, insect control and fungicide control, plus as-needed snail control





## REFERENCES SEASIDE

**Project Name:** Seaside | Seaside, FL

**Reference Contact:** Angel Selvey, 850-231-1551, angel@seasidetowncouncil.com

**Project Type/Description:** Landscape Maintenance Services

**Annual Dollar Amount of Contract:** ~ \$250,000

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*RCI's scope of services provided includes the following*

- Landscape Maintenance Services
- Blowing, Raking & Litter Pick-Up
- Irrigation Evaluations
- Chemical Services of Shrub Bed
- Chemical Services- Turf
- Seasonal Color Rotations
- Turf Painting
- Rye Overseeding & Fertilization
- Pine Straw Application - Non-colored Longleaf
- Palm Pruning





# REFERENCES

## HENDERSON BEACH RESORT

**Project Name:** Henderson Beach Resort | Destin, FL

**Reference Contact:** Kenny Walczak, 850.424.4501, [kwalczak@hendersonbeachresort.com](mailto:kwalczak@hendersonbeachresort.com)

**Project Type/Description:** Full Landscape Maintenance and Irrigation Monitoring Services

**Annual Dollar Amount of Contract:** ~ \$175,000

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*RCI's scope of services provided includes the following:*

- Full Landscape Maintenance Services such as mowing, string trimming, hard edging, soft edging, blowing, debris removal
- Chemical Services - Shrub Beds
- Chemical Services - Turf
- Rye Overseeding & Fertilization
- Irrigation Monitoring
- Seasonal Color & Chemical Package
- Pine Straw Application - Non-Colored Longleaf
- Palm Pruning
- Irrigation Monitoring



## PROPOSAL FORM - GENERAL INFORMATION

- Proposer General Information:*

Proposer Name Rotolo Consultants, Inc.

Street Address 38001 Brownsvillage Rd.

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

City Slidell State LA Zip Code 70460

Telephone (985) 643 - 2427 Fax no. (985) 643 - 2691

1st Contact Name Scott Brewer Title Corporate Strategy Manager

2nd Contact Name Ryan Rotolo Title Estimator

Parent Company Name (if any) N/A

Street Address N/A

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

City N/A State N/A Zip Code N/A

Telephone N/A Fax no. N/A

1st Contact Name N/A Title N/A

2nd Contact Name N/A Title N/A

- Company Standing:*

Proposer's Corporate Form: Corporation  
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Louisiana Date 12/04/1994

Is the Proposer in good standing with that State? Yes X No     

If no, please explain N/A

\_\_\_\_\_  
\_\_\_\_\_

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No     

If no, please explain N/A

\_\_\_\_\_

- 
- *What are the Proposer's current insurance limits?*

General Liability	\$ 3,000,000
Automobile Liability	\$ 1,000,000
Workers Compensation	\$ 1,000,000
Expiration Date	8/1/2024

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

FL Contractor's License

City of Orlando Certificate of Use

City of Orlando Local Business Tax Receipt

Polk County Business Tax License Application (Business Tax License can be provided upon request)

Orange County Business Tax License

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## PROPOSAL FORM - PERSONNEL AND EQUIPMENT

- List the location of the Proposer's office, which would perform work for the District.

Street Address 1733 Benbow Court, Suite 1

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

City Apopka State FL Zip Code 32703

Telephone (689) 999 - 4782 Fax no. N/A

1st Contact Name Scott Brewer Title Corporate Strategy Manager

2nd Contact Name Willie Simms Title Area Manager

- Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:

<u>3</u>	Supervisors, who will be onsite <u>3</u> days per week;
<u>0</u>	Technical personnel, who will be onsite <u>N/A</u> days per <u>N/A</u> ; and
<u>3</u>	Laborers, who will be onsite <u>3</u> days per week.

- Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.
- Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No     If yes, please provide the following information for each person (attach additional sheets if necessary):

Name: David Doggett

Position / Certifications: Horticulture Manager / FL Pesticide Applicator's License

Duties / Responsibilities: Overseeing Horticultural Chemical Application

% of Time to Be Dedicated to This Project: 25 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: Central FL Tourism Oversight District - Section 26 WD North Phase II

Contact: Jessie Burns Contact Phone: (321) 395 - 1590 Project

Type/Description: Bed maintenance, interstate mowing, chemical applications, palm pruning

Duties / Responsibilities: Horticultural chemical application to beds and turf

Dollar Amount of Contract: \$460,712.61

Proposer's Scope of Services for Project: Mowing, detailing, bed maintenance, irrigation, horticultural application, mulch replacement

Dates Serviced: 2024 - Ongoing

- Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes\_\_\_ No X

For each subcontractor, please provide the following information (attach additional sheets if necessary):

Subcontractor Name Enviro Tree Service  
Street Address 3202 Phils Ln.  
P. O. Box (if any) N/A  
City Apopka State FL Zip Code 32712  
Telephone (407) 574 - 6140 Fax no. N/A  
1st Contact Name Kyle Thornton Title Account Manager  
2nd Contact Name N/A Title N/A  
Proposed Duties / Responsibilities: Palm pruning

Subcontractor participation dependent on Poinciana CDD's request of palm pruning. All other services performed internally.

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: Central FL Tourism Oversight District - Section 26 WD North Phase II

Contact: Jessie Burns Contact Phone: (321) 395 - 1590

Project Type/Description: Bed maintenance, interstate mowing, chemical applications, palm pruning

Dollar Amount of Contract: \$460,712.61

Proposer's Scope of Services for Project: Mowing, detailing, bed maintenance, irrigation, horticultural application, mulch replacement

Dates Serviced: 2024 - Ongoing

- Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:

Background checks performed on all employees, E-Verify and drug testing both required for condition of employment

- Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.



**OFFICERS**

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDEN CE CITY, STATE
Keith Rotolo	COB / Owner	General Oversight	Mandeville, LA
Michael Rotolo	President / COO	General Oversight	Covington, LA
Brian Rotolo	CFO	Financial Oversight	Mandeville, LA
Brnadt Martin	COO of Maintenance	General Oversight of Maintenance	Ocean Spring, MS
FOR PARENT COMPANY (if applicable)			
N/A	N/A	N/A	N/A

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

[illegible]

**COMPANY OWNED MAJOR EQUIPMENT  
TO BE USED IN CONNECTION WITH THE WORK**

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	72" John Deere Zero Turn Mower	4	1733 Benbow Ct., Apopka, FL
2	Stihl String Trimmer	4	1733 Benbow Ct., Apopka, FL
2	Stihl Edger	4	1733 Benbow Ct., Apopka, FL
2	Stihl Backpack Blower	4	1733 Benbow Ct., Apopka, FL
1	Ford F-250 Truck	4	1733 Benbow Ct., Apopka, FL
1	Izuzu Box Truck	4	1733 Benbow Ct., Apopka, FL

## PROPOSAL FORM - EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*

Yes X No     

*If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: Panama City Beach

Contact: Wyatt Rothwell Contact Phone: (850) 233 - 5100

Project Type/Description: Municipal common areas

Dollar Amount of Contract: \$232,339

Scope of Services for Project: Mowing, detailing, bed maintenance, horticultural chemical applications, irrigation maintenance, mulch replacement, palm pruning

Dates Serviced: 2020 - Current

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2023 = \$120,001,620

2022 = \$101,516,449

2021 = \$86,003,862

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: Camp Creek

Contact: John Miller Contact Phone: (850) 381 - 0537

Project Type/Description: Common areas in residential community

Dollar Amount of Contract: \$65,557

How was the project similar to this project? Contract consisted of common areas in a Florida residential community requiring split scopes for ponds and other turf areas as well as irrigation

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, detailing, bed maintenance, irrigation, mulch replacement, fertilization, weed control, insect control

List of equipment used on site: Zero-turn mowers, stick edgers, backpack blowers, spraying packs,

small equipment

List of subcontractors used: Swift Pine Straw

Is this a current contract? Yes X No \_\_\_\_

Duration of contract: 2023 - Ongoing

- *(Information regarding similar projects – continued)*

Project Name/Location: Latitude Margaritaville

Contact: Hannah Bowyer Contact Phone: (850) 499 - 0322

Project Type/Description: Common areas in residential community

Dollar Amount of Contract: \$2,026,904

How was the project similar to this project? Contract consisted of common areas in a Florida residential community including irrigation maintenance

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, detailing, bed maintenance, multi-trunk pruning, irrigation, mulch replacement, fertilization, weed control

List of equipment used on site: Zero-turn mowers, stick edgers, backpack blowers, spraying packs, small equipment

List of subcontractors used: Swift Pine Straw, Florida Select

Is this a current contract? Yes X No \_\_\_\_

Duration of contract: 2023 - Ongoing

- *(Information regarding similar projects – continued)*

Project Name/Location: Seaside

Contact: Angel Selvey Contact Phone: (850) 231 - 1551



Project Type/Description: Common areas in residential community

Dollar Amount of Contract: \$226,107

How was the project similar to this project? Contract consisted of common areas in a Florida residential community

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

List of equipment used on site: Zero-turn mowers, stick edgers, backpack blowers, spraying packs, small equipment

List of subcontractors used: N/A

Is this a current contract? Yes X No     

Duration of contract: 2021 - Ongoing

- (Information regarding similar projects – continued)*

Project Name/Location: Village of Baytowne Wharf

Contact: Alan Meyers Contact Phone: (850) 259 - 3741

Project Type/Description: Common areas in residential community

Dollar Amount of Contract: \$146,237

How was the project similar to this project? Contract consisted of common areas in a Florida residential community

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, detailing, bed maintenance, irrigation maintenance, horticultural chemical application, mulch replacement

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
List of equipment used on site: Zero-turn mowers, stick edgers, backpack blowers, spraying packs, small equipment  
\_\_\_\_\_

\_\_\_\_\_  
List of subcontractors used: N/A  
\_\_\_\_\_  
\_\_\_\_\_

Is this a current contract? Yes X No \_\_\_\_\_

Duration of contract: 2022 - Ongoing  
\_\_\_\_\_

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes \_\_\_\_\_ No X For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: N/A  
\_\_\_\_\_

Contact: N/A Contact Phone: N/A  
\_\_\_\_\_

Project Type/Description: N/A  
\_\_\_\_\_

Dollar Amount of Contract: N/A  
\_\_\_\_\_

Scope of Services for Project: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dates Serviced: N/A  
\_\_\_\_\_

Reason for Termination: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes \_\_\_\_\_ No X*

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

What is the Proposer's current worker compensation rating? 0.84  
\_\_\_\_\_

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 five years? Yes X No     

If yes, please describe each incident Record of incidents attached

\_\_\_\_\_

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*  
Yes      No X If yes, please provide:

The names of the entities N/A

The state(s) where barred or suspended N/A

The period(s) of debarment or suspension N/A

Also, please explain the basis for any bar or suspension:  
N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes ( ) No (X) If yes, provide the following:*

Identify the Case # and Tribunal: N/A

Describe the Nature of the Action: N/A

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Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

N/A

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- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes ( ) No (X) If yes, please explain:*

N/A

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- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes ( ) No ( ) If yes, please explain:*

N/A

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# Poinciana Community Development District Landscape Fee Summary

Contractor: Rotolo Consultants, Inc.

Address: 38001 Brownsvillage Rd.  
 Sllidell, Louisiana, 70460  
 Phone: (985) 643 - 2427  
 Fax: (985) 643 - 2691  
 Contact: Scott Brewer  
 Email: [sbrewer@rotolococonsultants.com](mailto:sbrewer@rotolococonsultants.com)

Property:

Address: 219 E. Livingston St.  
 Orlando, Florida, 32801  
 Phone:  
 Contact:  
 Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Compnent A) - Mowing/Detailing	\$ 4,116.79	\$ 4,116.79	\$ 4,116.79	\$ 16,467.15	\$ 20,583.94	\$ 16,467.15	\$ 16,467.15	\$ 20,583.94	\$ 16,467.15	\$ 4,116.79	\$ 4,116.79	\$ 4,116.79	\$131,737
TURF CARE - <b>NONE AT THIS TIME</b> (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE Includes OTC <b>-NONE AT THIS TIME</b> (Component C) Tree/Shrub Fert/OTC/Drenching													\$0
IRRIGATION MAINT. - <b>NONE AT THIS TIME</b> (Component D)													\$0
ANNUAL CHANGES - <b>NONE AT THIS TIME</b> (Component E.1) Per Annual Pricing: \$2.75	NA			NA			NA			NA			\$0
BED DRESSING - <b>NONE AT THIS TIME</b> (Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch: \$97.00					NA						NA		\$0
PALM TRIMMING - <b>NONE AT THIS TIME</b> (Component E.3) Per Palm Price: \$35.75 Palm counts: <b>NONE AT THIS TIME</b>													\$0
<b>TOTAL FEE PER MONTH:</b>	\$4,117	\$4,117	\$4,117	\$16,467	\$20,584	\$16,467	\$16,467	\$20,584	\$16,467	\$4,117	\$4,117	\$4,117	\$131,737
<b>Flat Fee Schedule</b>	\$10,978	\$10,978	\$10,978	\$10,978	\$10,978	\$10,978	\$10,978	\$10,978	\$10,978	\$10,978	\$10,978	\$10,978	\$131,737

Essential Services	\$131,737
Mowing/Detailing/Irrigation/Fert and Pest	

Extra Services	\$0
Annual Changes, Palm Pruning, Mulch	

<b>TOTAL</b>	<b>\$131,737.22</b>
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## Emergency Services

Supervisor Hourly Rate:	\$63.00 / Hour
Laborer Hourly Rate:	\$52.00 / Hour



**Affidavit for  
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion**

*[Solicitation of Proposals for Landscape and Irrigation Maintenance Services]  
Poinciana Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: Rotolo Consultants, Inc.

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I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

**Public Entity Crimes**

1. I understand that a “person” or “affiliate” who has been placed on the “convicted vendor list” following a “conviction” for a “public entity crime” (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

**Scrutinized Companies**

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the “Scrutinized Companies that Boycott Israel List” (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the “Scrutinized Companies that Boycott Israel List” nor are we engaged in a boycott of Israel.

**E-Verify**

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida’s E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

**Non-Collusion**

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. 1 Dated 6/7/2024

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

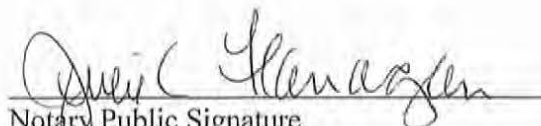
By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Poinciana Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

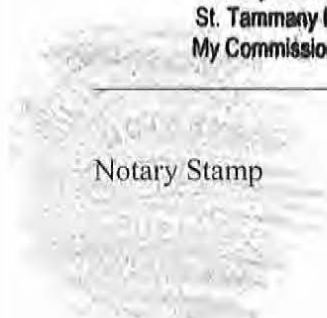


Signature of Authorized Signatory of Proposer

Sworn before me on 7/8, 2024

  
Notary Public Signature  
Julie C. Flanagan  
Notary Public #12204  
St. Tammany Parish, LA  
My Commission is for life

Notary Stamp







Ron DeSantis, Governor

Melanie S. Griffin, 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

**ROTOLO, MICHAEL JOSEPH**

ROTOLO CONSULTANTS, INC.  
38001 BROWNSVILLE RD  
SLIDELL LA 70460

**LICENSE NUMBER: CBC1262789**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](https://MyFloridaLicense.com)

ISSUED: 05/29/2024

Do not alter this document in any form.

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





2023 - 2024



## Local Business Tax Receipt

(Formerly known as "Business License "  
changed per state law HB1269-2006)

### Business Name

ROTOLO CONSULTANTS INC MICHAEL J  
ROTOLO CBC1262789  
38001 BROWNSVILLE RD  
SLIDELL, LA 70460

### Business Owner

ROTOLO CONSULTANTS INC MICHAEL J  
ROTOLO

### Business Location

189 S ORANGE AVE STE 1110  
ORLANDO, FL

**NOTICE-**THIS TAX RECEIPT ONLY EVIDENCES  
PAYMENT OF THE LOCAL BUSINESS TAX PURSUANT  
TO CH.205, FLORIDA STATUTES. IT DOES NOT PERMIT  
THE HOLDER TO OPERATE IN VIOLATION OF ANY CITY,  
STATE, OR FEDERAL LAW. CITY PERMITTING MUST BE  
NOTIFIED OF ANY MATERIAL CHANGE TO THE  
INFORMATION FOUND HEREIN BELOW. THIS RECEIPT  
DOES NOT CONSTITUTE AN ENDORSEMENT OR  
APPROVAL OF THE HOLDER'S SKILL OR  
COMPETENCY.

**Case Number:** BUS-1094328

**Issued Date:** 07/20/2023

**Expiration Date:** 09/30/2024

### Business type(s):

Description	Year
CONTRA 1523 BUILD CONTRA	2024



Local Business Tax Receipt  
City Hall, 400 South Orange Avenue, First Floor  
Post Office Box 4990  
Orlando, Florida 32802-4990

Phone: 407.246.2204 Fax: 407.246.3420

Email: [businesstax@orlando.gov](mailto:businesstax@orlando.gov)

Prompt! Interactive Voice Response System: 407.246.4444  
Visit our website: [orlando.gov/permits](http://orlando.gov/permits)

# Certificate of Use

## (2023 - 2024)

**Business Owner:**  
ROTOLO CONSULTANTS INC  
38001 BROWNSVILLAGE RD  
SLIDELL, LA 70460

**COU #:** COU-1094339  
**Issue Date:** 07/20/2023  
**Expire Date:** 09/30/2024

**Principal Use:**  
OFFICE, MEDICAL OFFICE,  
MEDICAL/DENTAL LABS

**Business Name:**  
ROTOLO CONSULTANTS INC  
38001 BROWNSVILLAGE RD  
SLIDELL, LA 70460

**Related Local Business**  
**Tax Receipt #:**  
BUS-1094328

**Business Location:**  
189 S ORANGE AVE STE 1110  
ORLANDO, FL

  
CITY OF  
ORLANDO

Approval of a Certificate of Use by the Zoning Official and any reviewing agency does not authorize or legalize in any manner a violation of City, County, State or federal ordinance, regulation or law, and does not excuse compliance with applicable land development regulations, Florida Building Code, Florida Fire Prevention Code, solid waste regulations, and all applicable local and state regulations.





## Office of Joe G. Tedder, Tax Collector for Polk County, Florida

PO Box 2016 | Bartow, FL 33831-2016 | Tel: 863-534-4700 | Fax: 863-534-4735 | Email: BT@PolkTaxes.com

### COUNTY LOCAL BUSINESS TAX ACCOUNT APPLICATION FORM

To be submitted July through September

#### SECTION

**Application Instructions:** Please print. Enter all required information. Once completed, follow payment instructions at the bottom of page 2.

Note: Tangible Personal Property Information and the telephone number and email address provided in this application are recorded on behalf of the Property Appraiser as part of the applicant's tangible personal property tax return (required under F.S. 193) and are not subject to a regular public records request. Applicants can have their telephone number and email address made available to the public by checking the applicable box provided. Social Security (SSN) or Federal Employment Identification (FEIN) Number is required under F.S. 205.0535 (5). SSN and FEIN are not subject to regular public record requests.

**1. Name of Applicant (Owner or Principal):** Enter the legal name of the owner or principal of the business making application.

First Michael M. \_\_\_\_\_ Last Rotolo Sur. \_\_\_\_\_

**2. Business Entity Type & Name:** Check one Business Entity Type and enter the Legal Name of the Business where applicable.

- ☒ Corporation Enter Corporation's Legal Name ► Rotolo Consultants Inc
- ☐ General Partnership Enter General Partnership's Legal Name ► \_\_\_\_\_
- ☐ Limited Partnership Enter Limited Partnership's Legal Name ► \_\_\_\_\_
- ☐ Limited Liability Company Enter Limited Liability Company's Legal Name ► \_\_\_\_\_
- ☐ Sole Proprietor (Individual) No Entry For Sole Proprietor ► Legal Name Of Sole Proprietor Should Be Printed In Section 1

**3. Fictitious Name:** A Fictitious Name or "Doing Business As" Name is used by a Corporation, General Partnership, Limited Partnership, Limited Liability Company or Sole Proprietor that is different from their legal name. If applicable, enter the Fictitious Name and Number provided by the Florida Department of State, Division of Corporations. (Note: Fictitious Name Numbers are obtained online at <https://efile.sunbiz.org/ficregintro.html>.)

Enter Fictitious Name: \_\_\_\_\_ Enter Fictitious Name Number: \_\_\_\_\_

Note: If Fictitious Name is provided above without a Fictitious Name Number, the applicant is required to explain why they do not need to comply with the Fictitious Name Registration Act:

**4. Business Location:** Enter physical location of business.

Address 38001 Browns Village Rd City Slide State LA Zip 70460

**5. Location Boundary:** Indicate the boundary status of the physical location of the business.

Check only one

- A. ☒ Outside of Polk County.
- B. ☐ In Polk County and inside the city limits entered in Section 4.
- C. ☐ In Polk County only (not inside city limits).

**6. Mailing Address:** Enter mailing address if different from business/physical location entered in Item 4

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**7. Required Confidential Telephone & Email Address:** Enter telephone number and email address.

Telephone: (985) 590-4712 Email: lic@rotolconsultants.com ☐ Check here to have telephone and email address made available to the public.

**8. Tangible Personal Property:** Florida Statute 193.052 requires that all Tangible Personal Property (TPP) be reported each year to the Property Appraiser's Office. The TPP Tax return is the Department of Revenue (DOR) approved form used as the declaration of personal property situated in the county. The Polk County Property Appraiser Tangible Return On-Line Filing Application makes preparing and filing your Tangible Tax Return (Department of Revenue Form DR-405) quick and easy. To file online go to: [www.polkpa.org](http://www.polkpa.org)

The deadline to file the TPP Tax Return is April 1. If you do not file a return or extension by the deadline, you will not qualify for the \$25,000 Tangible Personal Property Exemption.





# Office of Joe G. Tedder, Tax Collector for Polk County, Florida

COUNTY LOCAL BUSINESS TAX ACCOUNT APPLICATION FORM | To be submitted July through September

9. Social Security or Federal Employer Identification Number: 72-1285520

Note: A Sole Proprietor enters their Social Security Number. All others enter their Federal Employer Identification Number.

10. Exemption: Applicant is a Sole Proprietor and qualifies for the following exemption -

Note: Please refer to the attached Exemption Instructions for more information. For exemptions where a Business Tax is issued, attach required documentation to this application.

11. Select Activities; Amount Due: Review instructions and enter code number.

Review the List of Activities provided with this application and select all that apply to your business (up to eight) by entering the corresponding code number of the activity desired in the spaces provided below. Note the Class designation for each item. Also note Class B indicates that a copy of the corresponding state license, registration or certification is required to be attached to this application. Florida Statute 205.194.

1. B+ 230150 2. B+ 230210 3. \_\_\_\_\_ 4. \_\_\_\_\_  
5. \_\_\_\_\_ 6. \_\_\_\_\_ 7. \_\_\_\_\_ 8. \_\_\_\_\_

### Tax Amount Due Information:

- ▶ If only "A" items were listed above, the applicant is a Class "A" Business and the annual tax due is \$39.38
- ▶ If at least one item listed above is a "B" and no item is a "C", the applicant is a Class "B" Business and the annual tax due is \$72.19
- ▶ If at least one item listed above is a "C", the applicant is a Class "C" Business and the annual tax due is \$393.75

Note: New business applications submitted July 1<sup>st</sup> through September 30<sup>th</sup> are paying one-quarter the amount due for the remaining tax year plus the following year's tax payment.

Also Note: Applicants who qualify for an exemption (see Exemption Instructions) are only eligible for a Class A or Class B local business tax receipt at no charge.

12. Previously Issued Business Tax Receipts Statement: Please review the following.

This application is for a new business tax receipt and does not waive or relieve the business making this application from any previous or other local business taxes due, including penalties and collection costs, etc.

13. Business Tax Receipt Account Status: Indicate status.

Check only one

- A. ☒ The business is submitting a Polk County Local Business Tax Account application for the first time.
- B. ☐ The business already has a Polk County Local Business Tax Account and is adding a new location.
- C. ☐ The business had a Polk County Local Business Tax Account, ceased doing business, and is now resuming business activities.

14. Sworn Statement: Carefully review and sign the following Sworn Statement.

(1) I, the undersigned, under penalty of perjury, swear or affirm this application (including addendum, attachments, and any documentation provided in support of a fee exemption) is true and correct.

(2) I acknowledge and understand that a local county business tax receipt (previously referred to as an occupational license) is issued pursuant to this application and is for the privilege of doing business in Polk County and does not waive Florida's licensing, registration, and/or certification requirements, nor does it waive any other such requirements of any city, county, state or federal authority that must be met prior to engaging in or entering into the activity, business, profession or occupation for which this application is being made.

(3) I specifically acknowledge that a business tax receipt issued pursuant to this application does not indicate that the parcel of land upon which the business intends to operate is properly zoned for the activities in question and that it is the responsibility of the business to verify same with the appropriate zoning authority prior to commencing its activities or operations.

(4) I specifically swear or affirm under penalty of perjury that if I have requested a fee exemption I meet the requirements of Florida Statute 205.055 which entitle me to the exemption.

(5) I also affirm that I, the business owner/principle of record indicated hereon, is in compliance or will comply with all federal, state and legal requirements.

Signature of Applicant: \_\_\_\_\_

Date: 7-8-24

## PAYMENT INSTRUCTIONS

Please submit this completed application with payment due.

If submitting a completed application by mail, do not send cash and include a check made payable to Joe G. Tedder, Tax Collector.

Use the address provided top of Page 1 when mailing in your completed application with payment.

Checks must be in U.S. funds and drawn on U.S. banks.

2023      **EXPIRES 9/30/2024**

5000 BUSINESS OFFICE      \$30.00      1 EMPLOYEE      1801 CERT BUILDING CONTR      \$30.00      5000-1231661  
1 EMPLOYEE

TOTAL TAX      \$60.00  
PREVIOUSLY PAID      \$60.00  
TOTAL DUE      \$0.00

ROTOLO BRIAN  
ROTOLO MICHAEL JOSEPH - QUALIFIER

ROTOLO CONSULTANTS INC  
ROTOLO BRIAN  
38001 BROWNSVILLAGE RD  
SLIDELL LA 70460

189 S ORANGE AVE #1110  
A - ORLANDO, 32801



PAID: \$60.00 0098-01111690 7/19/2023

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.**

2023      **EXPIRES 9/30/2024**

5000 BUSINESS OFFICE      \$30.00      1 EMPLOYEE      1801 CERT BUILDING CONTR      \$30.00      5000-1231661  
1 EMPLOYEE

TOTAL TAX      \$60.00  
PREVIOUSLY PAID      \$60.00  
TOTAL DUE      \$0.00



ROTOLO BRIAN  
ROTOLO MICHAEL JOSEPH - QUALIFIER  
ROTOLO CONSULTANTS INC  
ROTOLO BRIAN  
38001 BROWNSVILLAGE RD  
SLIDELL LA 70460

189 S ORANGE AVE #1110  
A - ORLANDO, 32801

PAID: \$60.00 0098-01111690 7/19/2023

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.

# SECTION D



**Uniting partners through exceptional  
landscape services**



# **UNITED**

## **Land Services**

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**Poinciana Community Development District**



# **Poinciana Community Development District**



## **Proposal For Landscape & Irrigation Maintenance**

July 2024

Pricing Valid for 90 Days Upon Receipt

July 9, 2024

Poinciana Community Development District  
c/o GMS

**RE: Landscape Maintenance & Irrigation Proposal**

Dear Board of Supervisors,

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,

*Chris Marquess*

Client Relations and Business Development  
United Land Services  
cmarquess@unitedlandservices.com

## **Table of Contents**

- **Company history, experience and services**
- **Exclusive Partners and References**
- **Key Management and Personnel**
- **Development Strategy**
- **Narrative and Operational Approach**
- **Reporting**
- **Certification**
- **Scope of Services**
- **Your Investment**



# **Company History and Services**

# Company History

## Field Support Office

12276 San Jose Blvd  
Jacksonville, FL 32223  
(904) 829-9255

## Total Number of Employees

1400+

## 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 1400 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.

## Additional Areas Served

- Alabama  
Montgomery
- Florida  
Central Florida  
Ocala  
Ft. Peirce  
Fernandina Beach  
Tampa  
Bradenton  
Jacksonville,  
Ft. Lauderdale  
Panama City  
West Palm
- North Carolina  
Greensboro  
Charlotte  
Raleigh
- Georgia  
Savannah  
Atlanta





# Products & Services

**We Are Your All-Inclusive Service Provider**



## **Landscape Maintenance**

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



## **Outdoor Lighting**

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



## **Commercial Installation**

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



## **Sod Installation**

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



## **Landscape Design**

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



## **Irrigation Systems**

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



## **Hardscapes**

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



## **Driveways & Entranceways**

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

# Irrigation Experts

Your Team of Certified & Licensed Specialists



## Installation, Maintenance & Repairs

- **Installation** - At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.
- **Maintenance** - Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.
- **Improvements** - Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.





# Agronomics Program

## Certified Pest Control Operators



### Fertilization, Pest Control & Agronomy Management

- **Fertilization** - We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast
- **Pest Control** - United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.
- **Agronomy Management** - We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.



# Hurricane Preparedness

## Plan of Action



### Phase 1

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough-fares in common areas

### Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock-piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

### Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove “hangers”,





# Prioritizing Safety

## Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing





# Vehicle Safety

## Minimizing Risks

### ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.



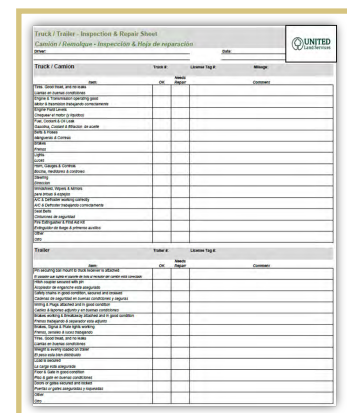
### SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed and

### DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public . This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.





# **Exclusive Partnerships**



## *Exclusive Partnership*





## *Exclusive Partnership*





## **United Land Services References**

### **Property: Country Club at Champions Gate**

Name: Stephanie Taylor  
Email: [Stephanie.taylor@fsresidential.com](mailto:Stephanie.taylor@fsresidential.com)  
Address: 8977 Dove Valley Way Four Corners, FL 33896  
Service: Maintenance free community consisting of 995 homes servicing the landscape maintenance, irrigation and Agronomics.



### **Property: Bridgewater at Viera HOA**

Name: Chris Parkhurst  
Email: [cparkhurst@lelandmanagement.com](mailto:cparkhurst@lelandmanagement.com)  
Address: Great Belt Circle Melbourne, FL 32940  
Service: Landscape maintenance and irrigation for all common areas



### **Property: Town of Kindred**

Name: Paul Almonte  
Contact : [palmonte@artemislifestyles.com](mailto:palmonte@artemislifestyles.com)  
Address: 1508 Park Side Ave Kissimmee, FL 32738  
Service: Landscape Maintenance, Irrigation and agronomics for all common areas



### **Name: Swan and Dolphin Resort at Walt Disney**

Name: Eric Oprion—COO  
Email: [eopron@tishman.com](mailto:eopron@tishman.com)  
Service: Landscape maintenance and irrigation for all common areas





**Property: Heathrow Master**

Name: Deanna Simms—Asst. Division Manager  
Email: [dsimms@sentrymgt.com](mailto:dsimms@sentrymgt.com)  
Value: 550,000  
Address: 995 Heathrow Blvd Heathrow, Florida 32746  
Service: Landscape maintenance and irrigation for all common areas and roadways.



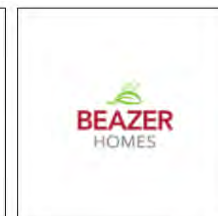
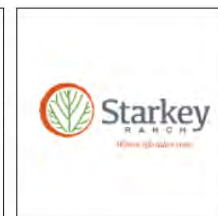
**Property: Harmony West CDD and HOA**

Name: Shelley Kaercher  
Email: [shelleykaercher@forestar.com](mailto:shelleykaercher@forestar.com)  
Address: 6756 Alder Rd, St Cloud, FL 34773  
Service: Landscape maintenance, irrigation and agronomics irrigation for the CDD and HOA Clubhouse.



**Property: Celebration CDD**

Name: Angel Montagna  
Email: [Angel.Montagna@inframark.com](mailto:Angel.Montagna@inframark.com)  
Address: 313 Campus Street Celebration, FL 34747  
Service: Landscape maintenance and irrigation for common area



# CONDEV

April 23, 2024

To whom it may concern:

We are pleased to write this letter on behalf of the team at United Land Services. Our company has been working closely with United on several development projects both on the new landscape installation and maintenance fronts with great results.

United's responsiveness and attention to detail set them apart in the industry and have been a welcome addition to our development process. We now include United very early in the process when contemplating landscape design for new projects. We have found this very beneficial.

We highly recommend United Land Services when considering a dedicated landscape installation and maintenance team.

If we can provide any further information regarding our experience with United Land Services, please do not hesitate to contact us.

Regards,

**CONDEV COMPANIES**



Christopher J. Gardner  
President



210 N University Drive; Suite 702  
Coral Springs, Florida 33071  
954-603-0033

To whom it may concern,

April 18, 2024

I am writing to provide information on our working relationship on behalf of Inframark for United Land Services. Inframark has been working closely with United on several of our accounts, and we have consistently experienced their professionalism and exceptional responsiveness.

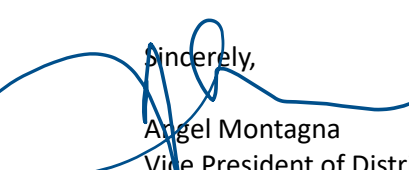
Whenever issues arise, United Land Services has shown great proficiency in handling them efficiently and effectively. Their prompt and thorough approach to problem-solving has been instrumental in maintaining the smooth operation of our projects.

Working with United Land Services has been a pleasure for the Inframark teams. Their commitment to delivering high-quality services and their dedication to customer satisfaction have greatly contributed to our successful partnership.

We highly recommend United Land Services for any future collaborations and can assure you that their expertise and professionalism will be a valuable asset to your organization.

Should you require any further information or have any specific inquiries, please do not hesitate to contact me.

Sincerely,



Angel Montagna  
Vice President of District Services  
Inframark

To Whom it May Concern:

I am writing to wholeheartedly recommend United Land Services for any landscaping projects you may be considering. As the Property Manager for Waterleigh Phase 4 Single Family & Townhome HOA's, I have had the pleasure of working closely with United Land Services on multiple occasions, and I can confidently attest to their exceptional professionalism, expertise, and commitment to excellence.

One example of their commitment to excellence is, when a homeowner called at 7AM on a non-maintenance day with a broken mail line, United's Team displayed remarkable efficiency and professionalism. Within just two hours of the call, they were onsite and swiftly completed the necessary repairs. Their prompt response not only prevented further damage but also minimized inconvenience for the homeowner. Such dedication and commitment to customer service are truly commendable and reflect positively on United's reputation.

Moreover, United Land Services consistently demonstrates a genuine passion for their craft, evident in every aspect of their work. Their dedication to customer satisfaction is unparalleled, and they go above and beyond to ensure that their clients' visions are not only realized but exceeded.

In addition to their technical skills the team at United Land Services is a pleasure to work with. They are approachable, responsive, and collaborative, making the entire process smooth from start to finish.

Based on my experiences, I have complete confidence in United Land Services' ability to deliver outstanding results on any landscaping project they undertake. Their professionalism, creativity, and commitment to excellence make them a truly exceptional partner.

If you have any further questions or require additional information, please do not hesitate to contact me. I am more than happy to provide any assistance I can.

I am certain that you will be as impressed with their work as I have been.

Sincerely,

*Heather Burch, LCAM*

Property Manager

Access Management

16150 Pebble Bluff Loop

Winter Garden, FL 34787

E: [hburch@accessdifference.com](mailto:hburch@accessdifference.com) P: 407-605-5588



352.331.9988  
5950 NW 1<sup>st</sup> Place  
Suite 160  
Gainesville, FL 32607  
[VestaPropertyServices.com](http://VestaPropertyServices.com)

To Whom It May Concern:

I am pleased to offer the following comments regarding United Land Services. United Land Services is contracted to provide lawn and landscape services for the Longleaf Homeowners Association located in Gainesville, Florida.

Company services were initiated on January 1, 2024, and services continue to the present time. The transition to United Land Services from our former provider was better than anticipated. Such transitions may be a challenge however United Land Services' direct communications made the process easier.

United Land Services' management team continues to meet with the HOA Board President and myself monthly to ensure the proper delivery of landscape services as well as special projects. The company implemented an on-line work order system known as *issuetrak*. I am optimistic this work order system will provide direct communications between the company and HOA owners.

Please do not hesitate to contact me should you require additional information regarding United Land Services' performance.

Kind Regards,

A handwritten signature in blue ink that reads 'Jessica Felver'. The signature is fluid and cursive, with the first name 'Jessica' being more prominent than the last name 'Felver'.

Jessica Felver

C.A.M.

Vesta Property Services

5950 NW 1<sup>st</sup> Place

Gainesville, FL 32607

352-331-9988

[longleaf@vestapropertyservices.com](mailto:longleaf@vestapropertyservices.com)



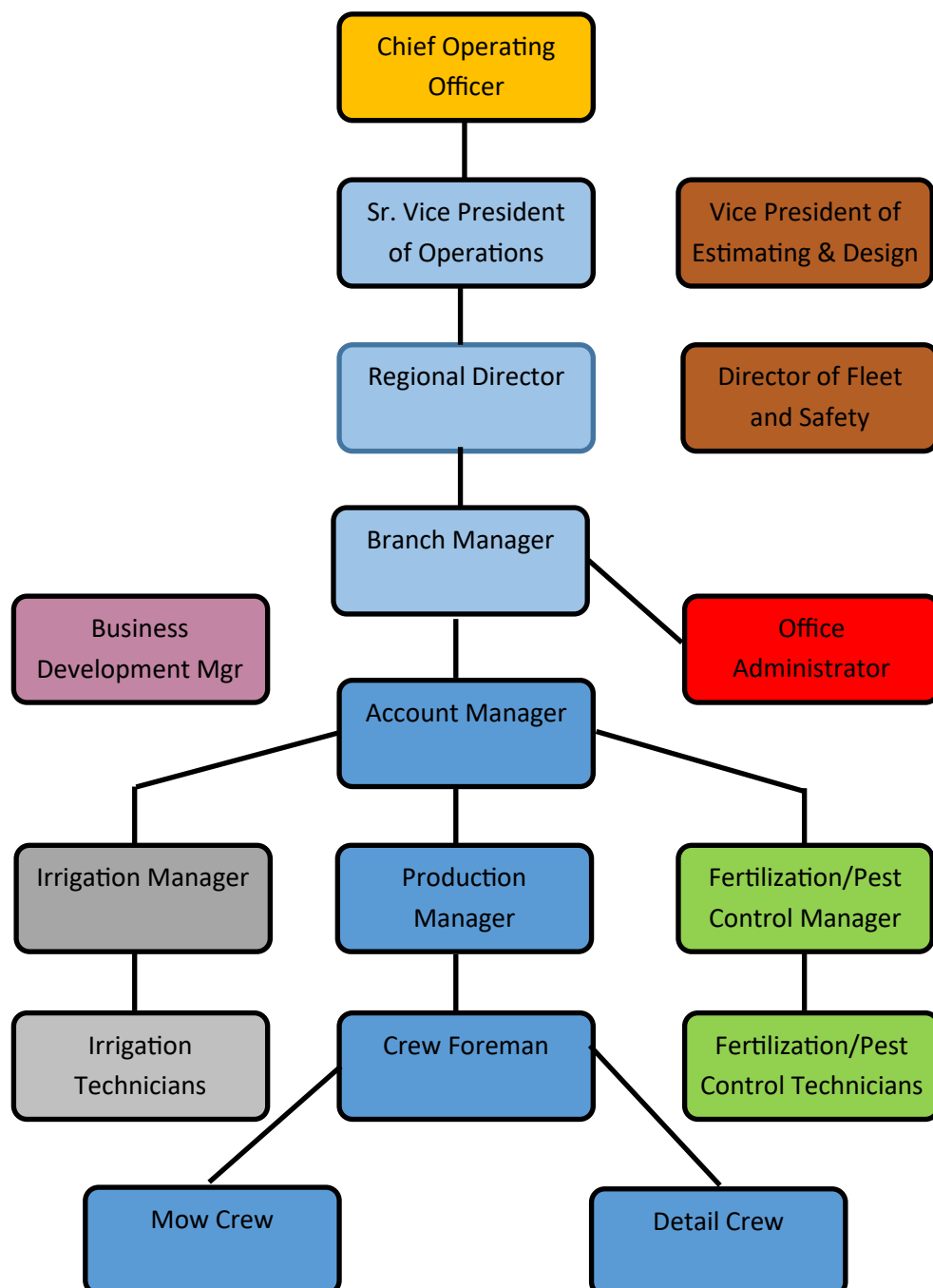


# **Key Management and Personnel**

# Personnel

## Corporate Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crew members. This structure ensures robust support for our team and delivers top-notch service to our clients. By setting clear expectations, providing training, and fostering a culture of excellence, we empower each member to excel in their role, guaranteeing professionalism and quality in every interaction. Our commitment to accountability not only strengthens internal cohesion but also ensures that clients receive the utmost satisfaction in every project.



# Personnel

## Meet Your Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

### Regional Vice President

-Jason Ackman

-Oversees all landscape maintenance and installation for the central Florida regions.

### Regional Director

-Brett Perez

-Oversees all United Operations in the Region and Offers Assistance to Local Branches.

### Branch Manager

-John Borland

-Leads all maintenance operation teams out of the Orlando South / Reunion Branch.

### Account Manager

-Carlton Harrison

-Onsite Management for all crews and primary point of contact for the property.

### Business Development Manger

-Chris Marquess

-Works with the district to ensure a smooth onboarding process and secured partnerships.

### Director of Fleet and Safety

-Tom Enright

-Develops a comprehensive safety plan company wide. Provides capitol resources for all branches.

# Bob Blandford

*Chief Executive Officer*

---



Bob Blandford leads our team as an accomplished executive with more than 25 years of experience in the landscape industry. Bob believes in our mission, our people, and our products as well as providing the best possible customer service. He is driven to do whatever it takes to be the best partner with the best company culture in the business.

## Experience

---

2019 – Present

**United Land Services – Chief Executive Officer**

- Oversee executive leadership, public relations of the company and all company-related training
- Effectively manage a team of more than 450 employees in 8 different locations throughout the Southeast
- Develop and accomplish short-term goals and long-term objectives that further the company's growth

1998 - 2019

**United Landscapes – Owner**

At the age of 16, Bob Blandford started working for a commercial lawn maintenance company servicing customer such as Barnett Bank, TPC Sawgrass, and Jacksonville Golf and Country Club. In 1998, he went into business for himself, performing all facets of commercial construction and maintenance. Over the years, Bob built a company that now employs over 400 employees. They service customers such as HOA, CDD, commercial developers, and ten different national home builders. Bob Blandford also holds a Commercial Building Contractor's License and a Florida Irrigation License.

## Licenses & Skills

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- *Certified General Contractor*
- *Certified Pest Control Operator*
- *Certified Irrigation Contractor*
- *Certified Dealer In Agriculture*
- *Leadership & Growth Mindset*
- *Business Strategy & Planning*

## Contact

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12276 San Jose Blvd. Ste, 747  
Jacksonville, FL 32223  
904-829-9255  
[bblandford@unitedlandservices.com](mailto:bblandford@unitedlandservices.com)

# Ray Leach

## Chief Operating Officer

---



Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

## Experience

---

2021 - Present

### **United Land Services – Chief Operating Officer**

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021

### **Southern Scapes – President**

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

## Licenses & Skills

---

- *Certified Irrigation Contractor*
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

## Contact

---

12276 San Jose Blvd. Ste, 747  
Jacksonville, FL 32223  
904-829-9255  
rleach@unitedlandservices.com  
[linkedin.com/in/ray-leach-8bb505174/](https://www.linkedin.com/in/ray-leach-8bb505174/)



# Donnie Cope

## Vice President of Operations

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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

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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

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2001 - 2003

### **A.A. Business Administration and Management**

St. John's Community College

## Licenses & Skills

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- Creativity
- Leadership
- Organization
- Problem solving
- Teamwork

## Contact

---

12276 San Jose Blvd. Ste, 747

Jacksonville, FL 32223

904-829-9255

[dcope@unitedlandservices.com](mailto:dcope@unitedlandservices.com)

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

# Jason Ackman

## Regional Vice President

---



Jason has joined the ULS team as the Regional Vice President of Operations, bringing about 30 years of commercial landscape experience and knowledge to the team. Jason has held a variety of roles in the green industry from operations to owner which plays an integral part in the companies goal to continuously improve for our future and current clients. His expertise will prove as an asset as we continue to grow in commercial landscape industry.

## Experience

---

2023 - Present

**United Land Services – Regional Vice President**

- Formulate best practices in the green industry with all branches
- Implement efficient policies and procedures
- Coordinate labor operations and find ways to ensure customer retention
- Evaluate risk and lead quality assurance efforts
- Develop and oversee budgets and PNL
- Drive an ever improving safety culture

2022-2023

**Benchmark Landscaping – President/ Owner**

- 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

2021-2022

**Greenleaf Landscaping – President**

- 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

2017-2021

**Vesteco Management – President/Owner of Multifamily Management**

2015-2017

**Yellowstone – Area Field Director**

1996-2017

**Ackman Brothers Landscape– President/ Owner**

## Licenses & Skills

---

- Leadership
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

## Contact

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407-435-9554

[jackman@unitedlandservices.com](mailto:jackman@unitedlandservices.com)

# Brett Perez

## Regional Manager of Maintenance

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Brett serves as our South Florida Regional Manager of maintenance. He has extensive knowledge in the green industry. Brett brings over 16 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

## Experience

---

2023 - Current

### **United Land Services – Regional Manager**

- Achieving business goals and revenue targets.
- Overseeing daily operations, managing budgets, and setting performance objectives.
- Recruiting, training, and supporting branch managers
- Developing and implementing best practices in the green industry
- Planning, evaluating, and optimizing operations to be efficient and cost-effective.
- Dealing with escalated customer issues and incident reports.

2023- 2023

### **Benchmark Landscaping –Chief Operating Officer**

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws

2021-2023

### **Inframark Management Services - Area Field Director**

- Lead staff by communicating job expectations; planning, monitoring, and appraising job results;
- Design, develop, implement strategic site standards to address the Company's standards and client requirements.
- Instructing field crews on season specific work such as fall pruning, fertilizations, weed treatments, mulching, etc.

2015- 2021

### **Yellowstone Landscape -Branch Manager**

2013-2015

### **Austin Outdoor -Branch Manager**

2010-2012

### **Buckhorn Springs Golf and Country Club -Golf Course Superintendent**

## Education

---

### **B.S. of Science**

### **Turf Science**

University of Florida

## Licenses & Skills

---

- Organization
- Problem solving
- Teamwork
- Leadership

## Contact

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813-784-1162

[bperez@unitedlandservices.com](mailto:bperez@unitedlandservices.com)

# John Borland

## Branch Manager

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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

# Carlton Harrison

## Account Manager

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

## Experience

---

2008- Present

**United Land Services** former Beaumont – *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

2007-2008

**Brigitte Salas** – *Irrigation Foreman*

- Perform Spring sprinkler/irrigation system start-ups, adjustments/tune-ups, and repairs
- Perform sprinkler/irrigation system, controller, pressure vacuum breaker, valve, component, copper/PVC/poly pipe, and sprinkler head repairs and upgrades throughout the course of the growing season
- Provide leadership and support to crew members.
- Maintain all equipment in good condition and all sprinkler/irrigation supply inventory at proper levels for optimal readiness

2003 - 2007

**Michael** – *Irrigation Supervisor*

- Monitor irrigation install to insure quality specifications are met.
- Provide for the installation of irrigation in a safe, efficient manner.
- Seek new and innovative methods, procedures, and tools to improve efficiency and quality of irrigation.
- Supervises a crew of employees and prioritizes work.
- Document daily work performed and equipment/supplies utilized

## Education

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**Computer Science**

University of Colorado

**A.S. of Science**

Southwest Christian of Texas

## Licenses & Skills

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- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

## Contact

---

407-750-0081

charrison@unitedlandservices.com





# **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.





# **Narrative and Operational Approach**



# **Narrative Approach to Scope of Services**

## 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 32 visits
- The property will be broken into sections
  - Mowing is to be completed in a weekly day schedule
  - The property will be broken into equal sections
  - 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 32 cuts for Bahia. 5 man crew for two and a half days to service ponds.
- 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" )
- 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.
- Trimming / weedeating will be performed per specifications.

#### Weed & Disease Control

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

#### 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 three 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.



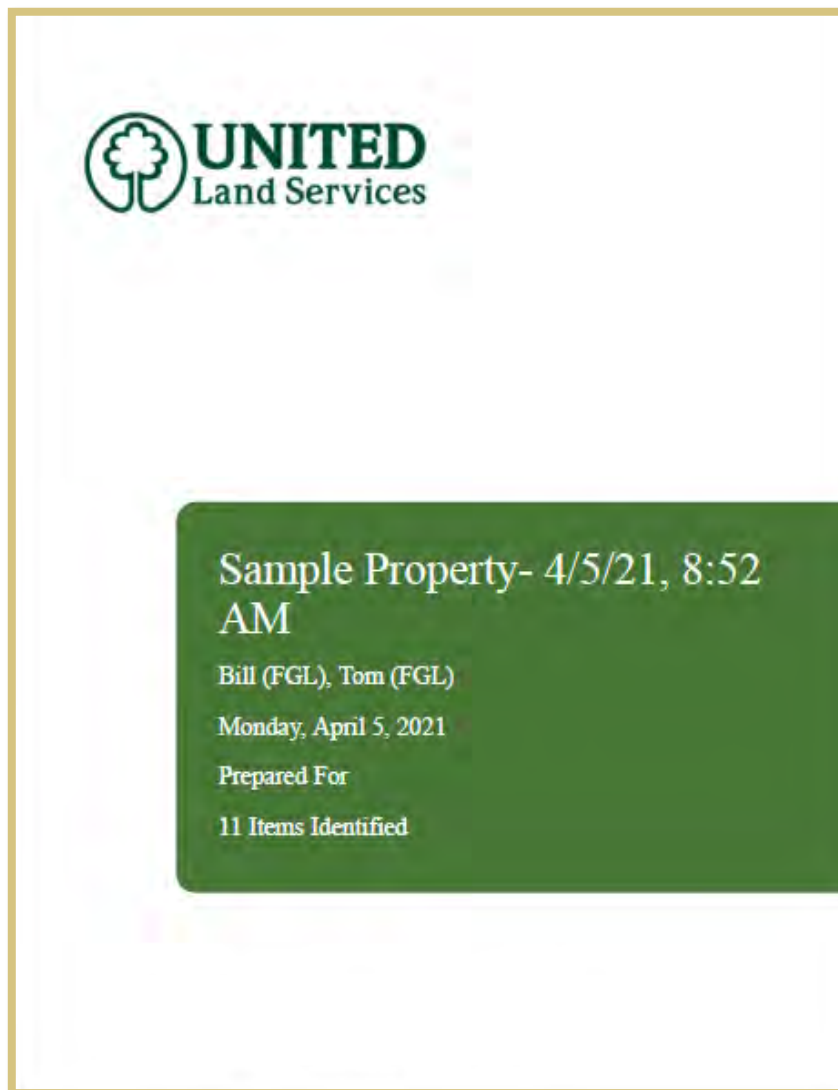
# Reporting

[illegible]

# 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.





# Closing the Communication Gap

## Alignment, Execution & Building Partnerships

### SAMPLE



#### Issue 1

Selectively remove tall stalks on White BOP in a sectional manor.  
Removals tagged with orange tape



#### Issue 2

Remove Mags on Cody Chase



#### Issue 3

Declining Washingtonian on Cody Chase



#### Issue 4

Remove staking kit

### SAMPLE



#### Issue 5

Queen Palm on 46A dead from Ganoderma



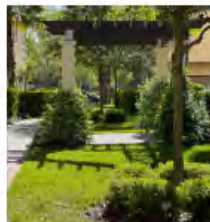
#### Issue 6

Possible irrigation issue on Podocarpus along 46A units



#### Issue 7

Replace declining Pittisporum with turf



#### Issue 8

Proposal for method to attach Jasmine to columns / pergola

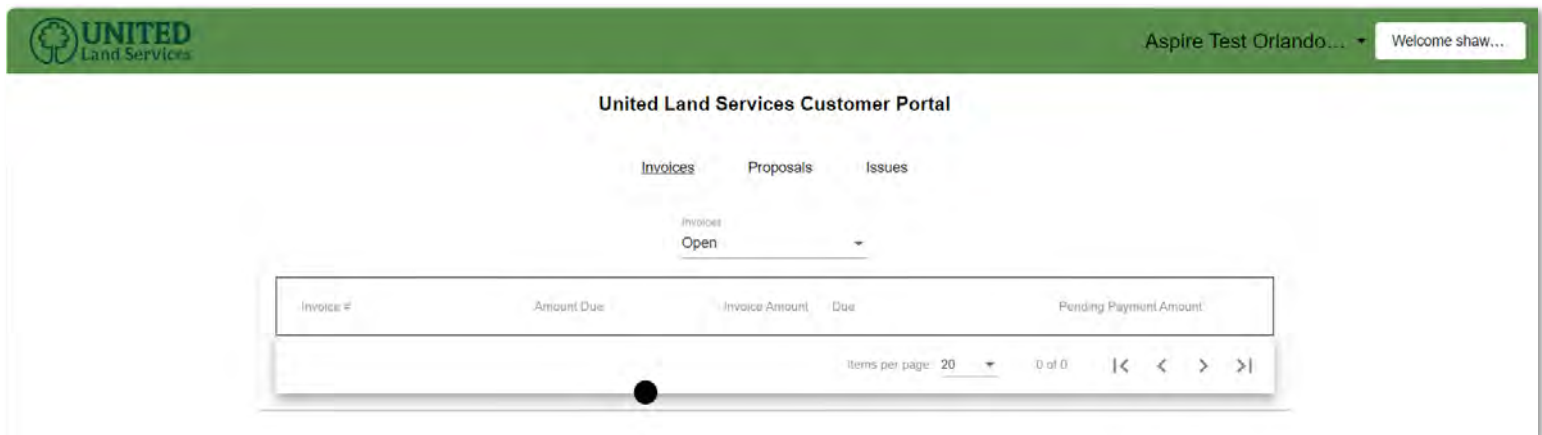
# Work Order Software

## Accountability, Communication and Productivity

United Land Services Work Order System Powered by:



**United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.**



## FEATURES:

- View Invoices
- View Past Work Orders
- Sign Proposals
- Pay Invoices
- Review Updates on Work Orders
- Create Issues
- View Proposals
- View Landscape Experts Notes
- Submit Work Orders

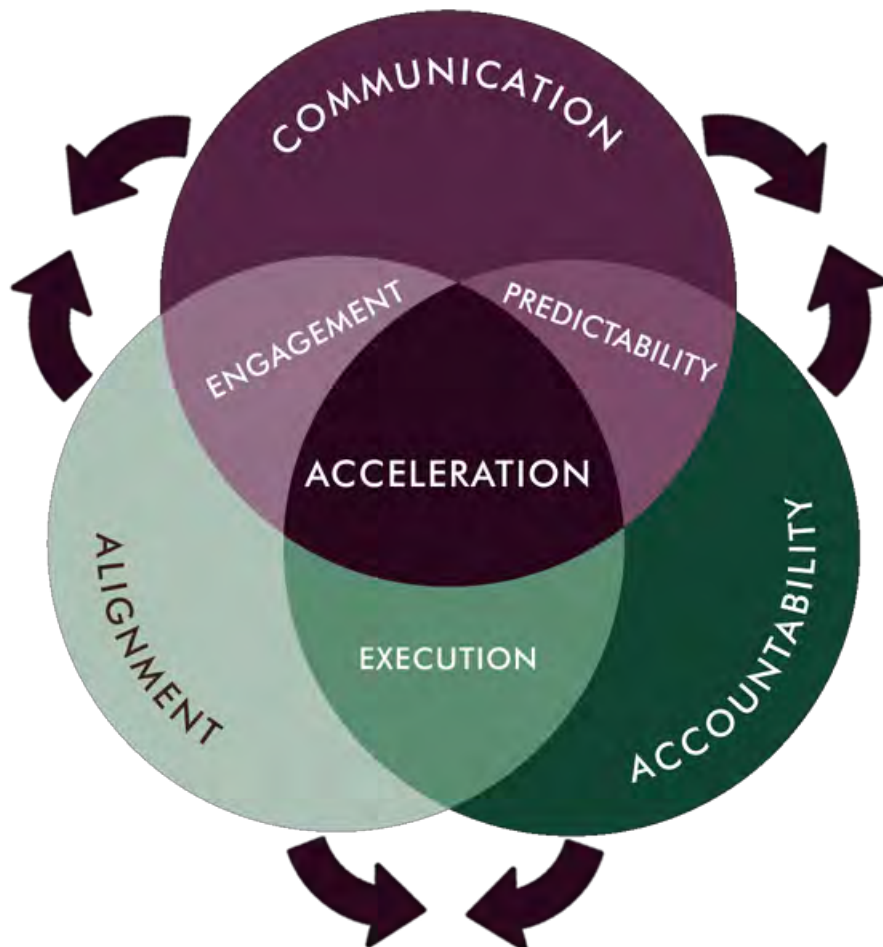
# Closing the Communication Gap

## Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals.  
(Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.



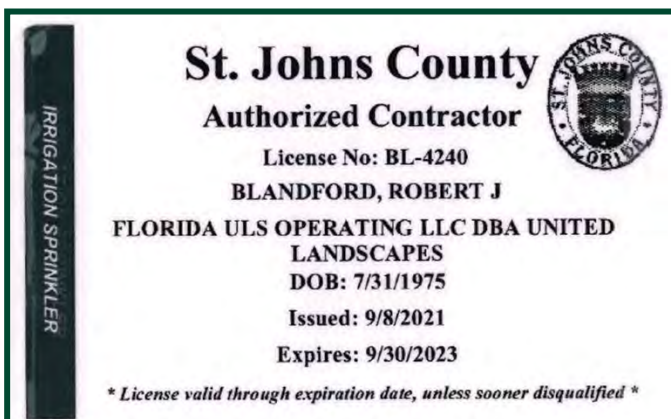
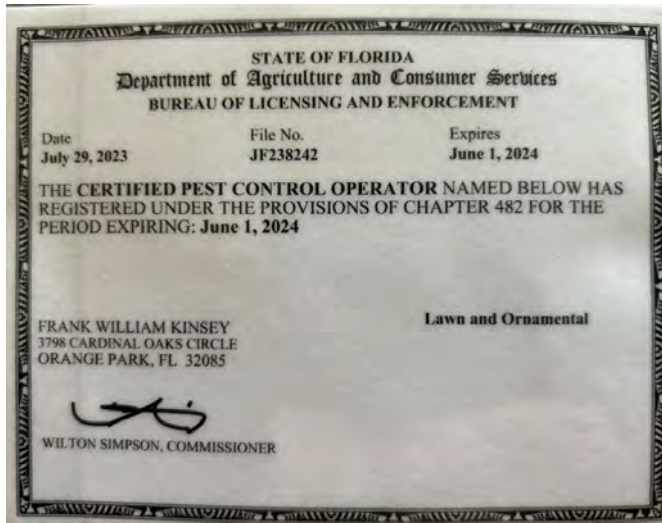


# Certifications



# Certification

Your Agronomics and Irrigation Specialists






# Certification

Your Agronomics and Irrigation Specialists



# Certification

## Your Agronomics and Irrigation Specialists

<b>Form W-9</b> (Rev. October 2018) Department of the Treasury Internal Revenue Service	<b>Request for Taxpayer Identification Number and Certification</b> ▶ Go to <a href="http://www.irs.gov/FormW9">www.irs.gov/FormW9</a> for instructions and the latest information.	Give Form to the requester. Do not send to the IRS.
1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Florida ULS Operating LLC</b>		
2 Business name/disregarded entity name, if different from above: <b>United Land Services</b>		
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.		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Individual sole proprietor or single-member LLC  <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C-C corporation, S-S corporation, P-Partnership) ▶ <b>S</b>  <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) ▶       </div> <div style="width: 45%;"> <input type="checkbox"/> C Corporation  <input type="checkbox"/> S Corporation  <input type="checkbox"/> Partnership  <input type="checkbox"/> Trust/estate          Exempt payee code (if any) _____          Exemption from FATCA reporting code (if any) _____  <small>(Applies to accounts maintained outside the U.S.)</small> </div> </div>		
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):		
5 Address (number, street, and apt. or suite no.) See instructions. <b>12276 San Jose Blvd Suite 747</b>		
6 City, state, and ZIP code <b>Jacksonville, FL, 32223</b>		
7 List account number(s) here (optional)		
<b>Part I Taxpayer Identification Number (TIN)</b> 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 <i>How to get a TIN</i> , later. <small>Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.</small>		
<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">Social security number</div> <div style="border: 1px solid black; width: 150px; height: 20px; margin-left: 5px;"></div> </div> <div style="display: flex; align-items: center; margin-top: 5px;"> <div style="margin-right: 10px;">OR</div> <div style="border: 1px solid black; padding: 2px;">Employer identification number</div> <div style="border: 1px solid black; width: 150px; height: 20px; margin-left: 5px;"></div> </div> <div style="text-align: center; margin-top: 5px;"> <b>8 5 - 2 4 9 7 9 2 5</b> </div>		
<b>Part II Certification</b> 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 (if entered on this form (if any)) indicating that I am exempt from FATCA reporting is correct.		
<b>Certification instructions.</b> 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.		
<b>Sign Here</b> Signature of U.S. person ▶  Date ▶ <b>1/8/202</b>		
<b>General Instructions</b> Section references are to the Internal Revenue Code unless otherwise noted. <b>Future developments.</b> For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to <a href="http://www.irs.gov/FormW9">www.irs.gov/FormW9</a> . <b>Purpose of Form</b> 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:		
<ul style="list-style-type: none"> <li>• Form 1099-INT (interest earned or paid)</li> <li>• Form 1099-DIV (dividends, including those from stocks or mutual funds)</li> <li>• Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)</li> <li>• Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)</li> <li>• Form 1099-S (proceeds from real estate transaction)</li> <li>• Form 1099-K (merchant card and third party network transactions)</li> <li>• Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)</li> <li>• Form 1099-C (canceled debt)</li> <li>• 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 <i>What is backup withholding</i>, later.         </li> </ul>		



UNITLAN-02

SANTHOSHCH

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/26/2024

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).

<b>PRODUCER</b> New York-Alliant Ins Svc Inc 101 Park Ave 14th Fl New York, NY 10178	<b>CONTACT NAME:</b> Stephanie Kearney <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> Stephanie.Kearney@alliant.com
	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Federated Mutual Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
<b>INSURED</b> United Land Services Operating LLC 12276 San Jose Blvd Suite 747 Jacksonville, FL 32223	<b>NAIC #</b> 13935

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POL 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 checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	X	1855494	3/31/2024	3/31/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 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 OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	1855494	3/31/2024	3/31/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$	X	X	1855495	3/31/2024	3/31/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
A	<input checked="" type="checkbox"/> 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	N/A	1855496	3/31/2024	3/31/2025	<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

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

\*Workers Compensation Policy# for NC/ GA/ AL - 1855497. The same coverage limits apply\*

\*\*Auto Liability Policy# for NC - 1865264. The same coverage limits apply\*\*

Re: Orange Lake Resorts.

Holiday Inn Club Vacations Incorporated is an Additional Insured Subject to the Conditions of the Additional Insured - Owners, Lessees or Contractors - Automatic Status when required in Construction Agreement with you Endorsement for General Liability. Insurance Provided by the General Liability Coverage SEE ATTACHED ACORD 101

## CERTIFICATE HOLDER

## CANCELLATION

<b>CERTIFICATE HOLDER</b> Holiday Inn Club Vacations Incorporated Attn: Vendor Management (Finance) 9271 S John Young Pkwy Orlando, FL 32819	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. <b>AUTHORIZED REPRESENTATIVE</b> 
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## ADDITIONAL REMARKS SCHEDULE

AGENCY <b>New York-Alliant Ins Svc Inc</b>		NAMED INSURED <b>United Land Services Operating LLC</b> <b>12276 San Jose Blvd</b> <b>Suite 747</b> <b>Jacksonville, FL 32223</b>	
POLICY NUMBER <b>SEE PAGE 1</b>			
CARRIER <b>SEE PAGE 1</b>	NAIC CODE <b>SEE P 1</b>	EFFECTIVE DATE: <b>SEE PAGE 1</b>	

## ADDITIONAL REMARKS

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

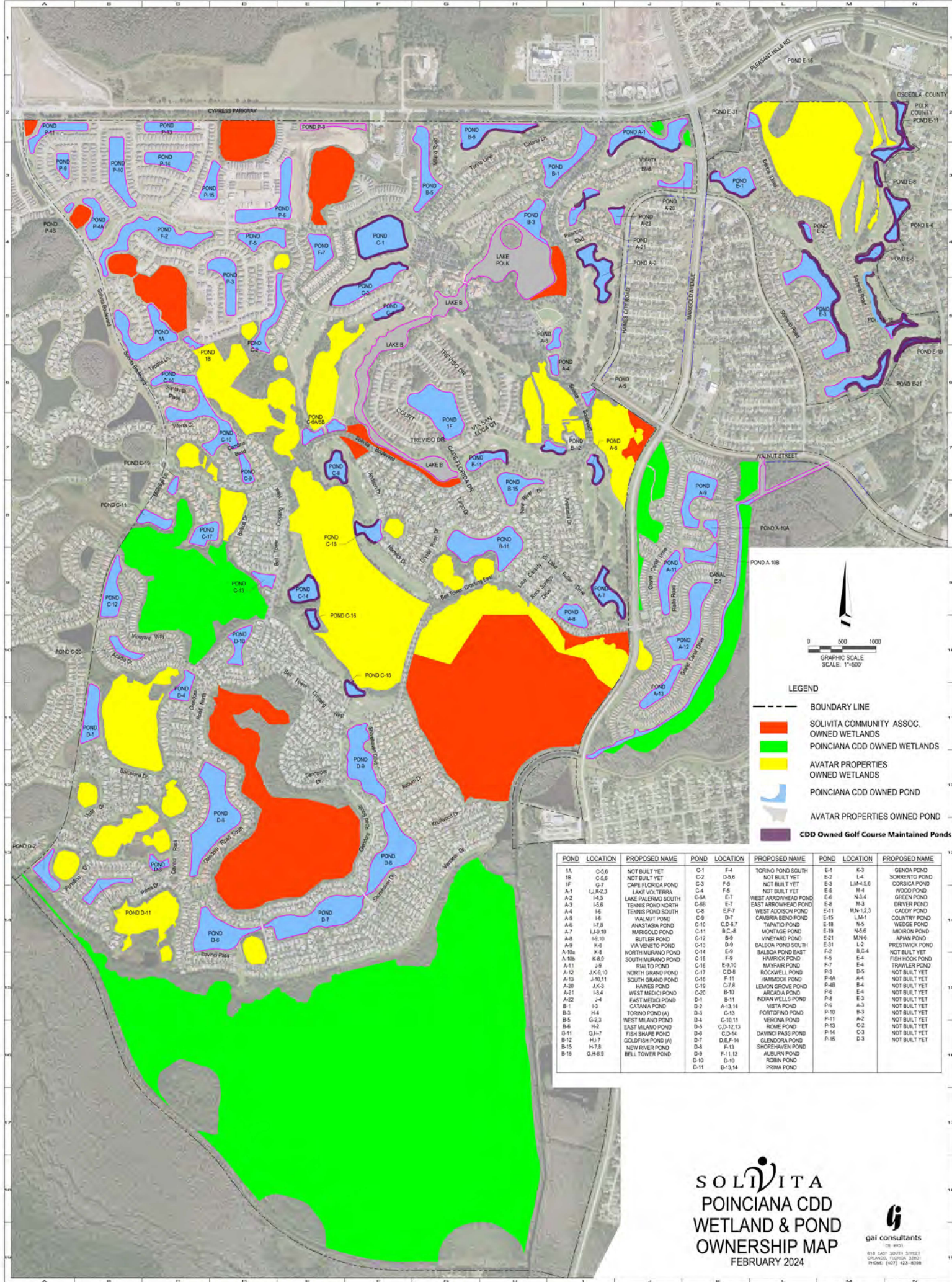
## Description of Operations/Locations/Vehicles:

is Primary and Noncontributory over other Insurance. General Liability Contains a Waiver of Transfer of Rights of Recovery Against others to Us (Waiver of Subrogation! - Automatic Endorsement. The Certificate Holder is an Additional Insured Subject to the Conditions of the Additional Insured by Contract Endorsement for Business Auto Liability. Insurance Provided by the Business Auto Liability is Primary and Noncontributory over other Insurance. Business Auto Liability Contains a Waiver of Subrogation in favor of The Certificate Holder Subject to the Conditions of the Blanket Waiver of Transfer of Rights of Recovery Endorsement. Umbrella Policy follows form. Includes 30 Days Notice of Cancellation.



# **Scope of Services Summary**





POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME	POND	LOCATION	PROPOSED NAME
1A	C-8	NOT BUILT YET	C-1	F-4	TORINO POND SOUTH	E-1	K-3	GENOA POND
1B	C-6	NOT BUILT YET	C-2	D-5.6	NOT BUILT YET	E-2	L-4	SORRENTO POND
1F	G-7	CAPE FLORIDA POND	C-3	F-5	NOT BUILT YET	E-3	LM-4.5.6	CORSICA POND
A-1	LJK-2.3	LAKE VOLTERRA	C-4	F-6	NOT BUILT YET	E-4	M-4	WOOD POND
A-2	H-5	LAKE PALERMO SOUTH	C-5A	E-7	WEST ARROWHEAD POND	E-5	N-3.4	GREEN POND
A-3	I-5.6	TENNIS POND NORTH	C-6B	E-7	EAST ARROWHEAD POND	E-6	M-3	DRIVER POND
A-4	I-6	TENNIS POND SOUTH	C-8	E-7.7	WEST ADDISON POND	E-7	MM-1.2.3	CADY POND
A-5	I-6	WALNUT POND	C-9	D-7	CAMBRIA BEND POND	E-8	LM-1	COUNTRY POND
A-6	I-7.8	ANASTASIA POND	C-10	C.D-7	TAPATIO POND	E-9	N-5	WEDGE POND
A-7	LJ-8.10	MARGOLD POND	C-11	B.C-8	MONTAGE POND	E-10	N-5.6	MORION POND
A-8	I-8.10	BUTLER POND	C-12	B-9	VINEYARD POND	E-11	M-1.6	APRAN POND
A-9	K-8	VIA VENETO POND	C-13	D-9	BALBOA POND SOUTH	E-12	L-2	PRESTWICK POND
A-10a	K-8	NORTH MURANO POND	C-14	E-9	BALBOA POND EAST	F-2	B.C-4	NOT BUILT YET
A-10b	K-8.9	SOUTH MURANO POND	C-15	E-9	HARRICK POND	F-3	E-4	FISH HOOK POND
A-11	J-9	RIALTO POND	C-16	E-9.10	MAYFAIR POND	F-4	E-4	TRAWLER POND
A-12	JK-8.10	NORTH GRAND POND	C-17	C.D-8	ROCKWELL POND	F-5	D-5	NOT BUILT YET
A-13	J-10.11	SOUTH GRAND POND	C-18	F-11	HAMMOCK POND	F-6	A-4	NOT BUILT YET
A-20	JK-3	HAINES POND	C-19	C-7.8	LEMON GROVE POND	F-7	B-4	NOT BUILT YET
A-21	I-3.4	WEST MEDICI POND	C-20	B-10	ARCADIA POND	F-8	E-4	NOT BUILT YET
A-22	J-4	EAST MEDICI POND	D-1	B-11	INDIAN WELLS POND	F-9	B-8	NOT BUILT YET
B-1	I-3	CATANIA POND	D-2	A-13.14	VISTA POND	F-10	A-3	NOT BUILT YET
B-3	H-4	TORINO POND (A)	D-3	C-13	PORTOFINO POND	F-11	B-3	NOT BUILT YET
B-5	G-2.3	WEST MILANO POND	D-4	C-10.11	VERONA POND	F-12	A-2	NOT BUILT YET
B-6	H-2	EAST MILANO POND	D-5	C.D-12.13	ROME POND	F-13	C-2	NOT BUILT YET
B-11	G.H-7	FISH SHAPE POND	D-6	C.D-14	DAVINCI PASS POND	F-14	C-3	NOT BUILT YET
B-12	H-1.7	GOLDFISH POND (A)	D-7	D.E-F-14	GLENDORA POND	F-15	D-3	NOT BUILT YET
B-15	H-7.8	NEW RIVER POND	D-8	F-13	SHOREHAVEN POND			
B-16	G.H-8.9	BELL TOWER POND	D-9	F-11.12	AUBURN POND			
			D-10	D-10	ROBIN POND			
			D-11	B-13.14	PRIMA POND			

## SCOPE OF SERVICES

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

### General Services- Component “A”

#### **Turf Maintenance**

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

#### **Mowing**

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Contractor will be responsible for any clippings blown into the ponds. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.



Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

### **Edging**

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

### **String Trimming**

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

### **Blowing**

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

The contractor will prevent grass clippings, leaves, shrubbery cuttings, and other vegetation and debris from being deposited into the stormwater management system as follows:

During or after each mowing of properties and/or trimming any vegetation included in the agreement, the vendor shall blow or sweep all debris away from stormwater drain inlets. All blowing or sweeping shall ensure that debris is blown or swept in a direction away from the stormwater drain inlets.

All debris and vegetation shall be removed and deposited offsite. Noncompliance with this provision will result in the following:

First documented violation by staff or authorized personnel during any calendar month covered by the contract shall result in a written notice of default to the contractor.

Any subsequent violation as documented by staff or authorized personnel during the same calendar month shall result in a monetary penalty to the vendor of \$1,000. Violations of this provision for three (3) consecutive months will result in a monetary penalty of \$5,000 during months four (4) to six (6) with a written notice of default to the vendor and a requirement for the vendor to appear before the CDD Board of Supervisors to formally present a written plan of action.

Continued non-compliance with this provision may result in termination of the vendor contract.

### **Damage Prevention/Repair**

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

## **Detailing**

If applicable, detailing of bed will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, at a minimum, the contractor will completely detail the entire property once every three weeks. The exception will be any high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

## **Pruning**

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

*Pruning of trees up to a height of 12 feet is included in the scope of the work.* If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

## **Weed Control**

Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

## **Trash Removal**

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

## **Policing**

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

## **Communication**

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided when requested. A copy of these documents should be submitted to the CDD representative electronically or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have these records available should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

## **Staffing**

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall



be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

## Component "B" – Turf Care Program

### ST. AUGUSTINE – If Applicable

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

### BAHIA – Where Applicable (Irrigated areas only)

**Application Schedule** - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

#### **Zoysia – If Applicable**

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

#### **Monthly Application Schedule - Zoysia**

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

### **Application Requirements: Fertilization**

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

#### **Insect/Disease Control**

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

The Hazard Communication Standard (HCS) of OSHA (29 CFR 1910.1200(g)) requires that chemical manufacturers, importers, and distributors provide Safety Data Sheets (SDSs) for each hazardous chemical they produce, import, or distribute. SDSs, formerly known as Material Safety Data Sheets (MSDSs), are detailed information bulletins that communicate information on hazards to downstream users. SDSs must be provided when requested by management.

#### **Weed Control**

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

## **Warranty**

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

## **Component "C" – Tree/Shrub Care Program**

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

## **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors’ recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

### **Insect/Disease Control**

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35’. All native trees or transplanted trees over 35’ in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

### **Specialty Palms**

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

### **Warranty**

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre- existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

## Component “D” – Irrigation Maintenance

### **Frequency of Service**

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

### **Specifications**

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

### **Service Calls**

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.



Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

## Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

### E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

#### **Schedule**

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

## **Installation**

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

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.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

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

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

## **Maintenance**

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

## **Warranty**

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

## E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

### **Schedule**

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”.

Application will be completed within a two-week time period.

### **Installation**

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

## E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12’ will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15’ will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15’ will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

## PROPOSAL FORM - GENERAL INFORMATION

- Proposer General Information:*

Proposer Name Florida ULS Operating LLC DBA United Land Services LLC

Street Address 6386 Beth Rd

P. O. Box (if any) \_\_\_\_\_

City Orlando State Florida Zip Code 32824

Telephone 407-5-5-5262 Fax no. \_\_\_\_\_

1st Contact Name Brett Perez Title Regional Manager

2nd Contact Name John Borland Title Branch Manager

Parent Company Name (if any) United Land Services Operating LLC

Street Address 12276 San Jose Suite 747

P. O. Box (if any) \_\_\_\_\_

City Jacksonville State Florida Zip Code 32223

Telephone 407-676-0477 Fax no. \_\_\_\_\_

1st Contact Name Bob Blandford Title CEO

2nd Contact Name Ray Leach Title COO

- Company Standing:*

Proposer's Corporate Form: Limited Liability Company  
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Delaware Date 2001

Is the Proposer in good standing with that State? Yes X No \_\_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No \_\_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

- 
- *What are the Proposer's current insurance limits?*

General Liability                      \$ 1,000,000

Automobile Liability                \$ 1,000,000

Workers Compensation \$ 1,000,000

Expiration Date                      3/2025

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

See certifications pages

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## PROPOSAL FORM - PERSONNEL AND EQUIPMENT

- List the location of the Proposer's office, which would perform work for the District.

Street Address 4600 Cecile Dr

P. O. Box (if any) \_\_\_\_\_

City Kissimmee State FL Zip Code 34741

Telephone 407-515-6262 Fax no. \_\_\_\_\_

1st Contact Name Brett Perez Title Regional Manager

2nd Contact Name John Borland Title Branch Manager

- Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:

1 Supervisors, who will be onsite 2 days per week;  
       Technical personnel, who will be onsite        days per       ; and  
5 Laborers, who will be onsite 2.5 days per week.

- Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.
- Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No        If yes, please provide the following information for each person (attach additional sheets if necessary):

Name: Mike Jackson

Position / Certifications: Director of Agronomy

Duties / Responsibilities: Oversees our AG Department

% of Time to Be Dedicated to This Project:        %

Please describe the person's role in other projects on behalf of the Proposer: Project Name/Location: Kindred

CDD Kissimmee FL

Contact: Pete Soety Contact Phone: 407-489-7919 Project

Type/Description: CDD/HOA

Duties / Responsibilities: Core maintenance, agronomics and irrigation

Dollar Amount of Contract: 850K

Proposer's Scope of Services for Project: weekly mowing, detail every three weeks, turf and shrub fertilization  
monthly irrigation inspections bi weekly property walks with the client

Dates Serviced: 1/10/2022-current

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes*X *No*\_\_\_\_\_

*For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name N/A

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

Proposed Duties / Responsibilities: \_\_\_\_\_

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Proposer's Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: \_\_\_\_\_

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

\_\_\_\_\_  
Our company is an e-verify company,  
\_\_\_\_\_

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

**OFFICERS**

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDEN CE CITY, STATE
Bob Blandford	CEO/Title President	Oversees entire company	Jacksonville, FL
Jason Lamb	CFO/Title Treasurer	Oversees all financial for company	Jacksonville, FL
David Raymond Leach, Jr	COO	Oversees operations	Jacksonville, FL
Tatiana Kurtiyakova	VP Accounting/Registered Agent	Oversees AP/AR	Jacksoville, FL
FOR PARENT COMPANY (if applicable)			
Bob Blandford	CEO/Title President	Oversees entire company	Jacksonville, FL
Jason Lamb	CFO/Title Treasurer	Oversees all financial for company	Jacksonville, FL
David Raymond Leach, Jr	COO	Oversees operations	Jacksonville, FL
Tatiana Kurtiyakova	VP Accounting/Registered Agent	Oversees AP/AR	Jacksoville, FL

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

[illegible]

**COMPANY OWNED MAJOR EQUIPMENT  
TO BE USED IN CONNECTION WITH THE WORK**

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	Fleet Chevy Truck	2	Orlando
3	72" mowers	2	Orlando
3	60" Mowers	2	Orlando
4	Stihl Weedeater	2	Orlando
2	Stihl Edger	2	Orlando
4	Backpack Blower	2	Orlando



## PROPOSAL FORM - EXPERIENCE

- Has the Proposer performed work for a community development district previously?

Yes ☒ No ☐

If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: Celebration CDD

Contact: Angela Montagna Contact Phone: 727-638-0268

Project Type/Description: Landscape Maintenance CDD

Dollar Amount of Contract: 1.2 million

Scope of Services for Project: CDD landscape maintenance, irrigation maintenance, agronomics program for high traffic community. Requires attention to detail, proactive communication. irrigation repairs, enhancement concepts, mulch and annual installation along with pam pruning

Dates Serviced: 2023-current

- List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:

2023 = \$242 Million

2022 = \$153 Million

\$88 Million

2021 =

- Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.

Project Name/Location: Town of Kindred 1 & 2

Contact: Pete Soety Contact Phone: 407-489-7919

Project Type/Description: Landscape maintenance and Irrigation for CDD

Dollar Amount of Contract: 850,000

How was the project similar to this project? Large scale CDD with high expectations

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

Landscape maintenance consisting of mowing, blowing, edging and detailing of common area bi weekly property walks to monitor maintenance, irrigation and agronomics

List of equipment used on site: mowers, edgers, blowers, trimmers, zprayers, chevy trucks

irrigation van

List of subcontractors used: \_\_\_\_\_

Is this a current contract? Yes X No \_\_\_\_

Duration of contract: \_\_\_\_\_ 2022-current

• *(Information regarding similar projects – continued)*

Project Name/Location: Harmony West CDD

Contact: Shelley Kaercher Contact Phone: 407-538-4718

Project Type/Description: Landscape Maintenance CDD

Dollar Amount of Contract: 500,000

How was the project similar to this project? \_\_\_\_\_

Landscape maintenance, irrigation and agronomics for the CDD, HOA and Clubhouse

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

Turf and shrub fertilizer along with IPM, core maintenance such as mowing 42 cuts, 17 detail cycles and monthly irrigation inspections

List of equipment used on site: Chevy crew truck, mowers, edgers, string trimmers, hedge shears  
Irrigation van, Spray truck with z/sprayer

List of subcontractors used: \_\_\_\_\_

Is this a current contract? Yes X No \_\_\_\_

Duration of contract: \_\_\_\_\_ 2020-current

• *(Information regarding similar projects – continued)* Project Name/

Location: Country Club at Champions Gate

Contact: Kristina Inkrott Contact Phone: 407-619-6939

Project Type/Description: Full service HOA Common areas and Single Family Homes

Dollar Amount of Contract: 1.4 million

How was the project similar to this project? \_\_\_\_\_

Landscape maintenance, agronomics and irrigation for all common areas consisting of  
St Augustine and Bahia. Detailing of common area and homes for entire community.

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

mowing, blowing, edging, trimming, detailing, agronomics, irrigation, mulch annuals and palm trimming

List of equipment used on site: mowers, 36", 48" and 60" edgers, trimmers, back pack blowers  
irrigation van, gator, spray trucks and zsprayers

List of subcontractors used: \_\_\_\_\_

Is this a current contract? Yes X No \_\_\_\_\_

Duration of contract: 2021-current

• *(Information regarding similar projects – continued)*

Project Name/Location: Orange Lake Country Club

Contact: Jason Duranleau Contact Phone: 352-989-6537

Project Type/Description: Holiday Inn Resort

Dollar Amount of Contract: 1.9 Million

How was the project similar to this project? \_\_\_\_\_

High end landscape maintenance, mowing, trimming, irrigation repairs and agronomics

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Onsite 52 weeks, mowing detailing agronomics

proactive communication and monthly meetings with client

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
List of equipment used on site: Gators, 72" mowers, 60" mowers spray truck and z sprayers,  
edgers, trimmers, backpack blowers

\_\_\_\_\_  
List of subcontractors used: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is this a current contract? Yes X No \_\_\_\_\_

Duration of contract: 2023-present

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes \_\_\_\_\_ No X For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Scope of Services for Project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dates Serviced: \_\_\_\_\_

Reason for Termination: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes \_\_\_\_\_ No X*

If yes, please describe each violation, fine, and resolution \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What is the Proposer's current worker compensation rating? .79

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 five years? Yes \_\_\_\_ No X

If yes, please describe each incident \_\_\_\_\_

\_\_\_\_\_

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*  
Yes \_\_\_\_ No X If yes, please provide:

The names of the entities \_\_\_\_\_

The state(s) where barred or suspended \_\_\_\_\_

The period(s) of debarment or suspension \_\_\_\_\_

Also, please explain the basis for any bar or suspension:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes ( ) No (X) If yes, provide the following:*

Identify the Case # and Tribunal: \_\_\_\_\_



Describe the Nature of the Action:\_\_\_\_\_

N/A

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes ( ) No (X) If yes, please explain:*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes ( ) No (X) If yes, please explain:*

Instructions and additional information:

1. Please provide a filled-out fee summary schedule (use the Separate Excel spreadsheet provided in electronic mail – a *sample* page is included in the project manual following this instruction page). The Components in the scope align with the components in the fee summary.
2. Please refer to provided coverage area map, and the scope for this bid.
3. The scope of services has the base level of service expected to maintain the property. Please note any additional or recommended services from the bidder that go beyond the provided scope of services.
4. For this bid, please note this is just for Component A – General Services. The other Components should not be priced at this time.
5. The Included map reflects pond locations for mowing services and only includes the mowing of the pond banks. This is from the waters edge to the edge of any private property. This bid is for pond bank mowing services in the marked CDD ponds.
6. Additionally, Please include per unit pricing for the following:
  - A per yard price for installed mulch – Line 31 on the Fee summary
  - A per palm pruning price for a one time pruning – Line 33 on the fee summary
  - Per annual installed pricing – Line 28 on the fee summary
  - Emergency Services
    - Hourly rate for a supervisor – Separate box “Emergency Services” on fee summary
    - Hourly rate for laborer – Separate box “emergency services” on fee summary
7. It is expected you will use the scope, map, and existing site conditions to create your bid. We expect this will require going to site to review ponds and understanding the limits of each pond tract. The bid packet contains all the information we have available to provide for this bid.

Clarification:

2. Ponds are outlined on the map. The pink lines around the light blue ponds denote CDD maintained pond banks. The purple highlights around the ponds denote areas where the golf course maintains the pond banks. The intent is for the CDD vendor to stay off the golf course and they should access portions of ponds the CDD mows on the golf course from common areas when available.

**Affidavit for  
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion**

*[Solicitation of Proposals for Landscape and Irrigation Maintenance Services]  
Poinciana Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: United Land Services

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I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

**Public Entity Crimes**

1. I understand that a “person” or “affiliate” who has been placed on the “convicted vendor list” following a “conviction” for a “public entity crime” (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

**Scrutinized Companies**

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the “Scrutinized Companies that Boycott Israel List” (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the “Scrutinized Companies that Boycott Israel List” nor are we engaged in a boycott of Israel.

**E-Verify**

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida’s E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

**Non-Collusion**

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. 1 Dated 6/7/24

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Poinciana Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.



Signature of Authorized Signatory of Proposer

Sworn before me on July 8, 2024



Notary Public Signature



Notary Stamp

# Poinciana Community Development District

## **Addendum #1 Poinciana CDD RFP 2024 Landscape Maintenance Services**

June 7, 2024

To: All Prospective Proposers:

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

### **CLARIFICATIONS/QUESTIONS:**

Q1: Please verify that the bodies of water marked in grey on the attached map (Lake Polk, Lake B, Pond P-8) are owned by Avatar Properties and will not fall under the scope of work for this bid.

*A1: Yes that is correct.*

Q2: Will beds falling within the boundary of service for this bid be maintained under the current bid? While a scope exists for bed detailing under General Services – Component “A”, bed maintenance is broken out under a separate line in the included pricing sheet with a note in red indicating no bed pricing will be applicable to this bid

*A2: Currently the scope is only for pond bank mowing. There are however some ponds that have bed spaces and tree rings within the pond bank area and detailing of those should be included.*

Q3: Will all turf areas within the scope of this bid fall under the category of “Unirrigated pond areas and banks”?

*A3: Yes that is correct. Currently the scope does not include any irrigated turf.*



# Poinciana Community Development District

Q4: Please confirm that all turf mowing under this bid will be performed 32 times annually.

*A4: Yes, That is the current scope.*

Q5: Please confirm that all pond edges that cannot be reached with a full size mower will be string trimmed 16 times annually.

*A5: Yes, that is the current scope.*

Q6: Please quantify desired frequency for sidewalk, curb, and paved surface edging. Does “once during each detail rotation, every three weeks” indicate a 17-18 per year frequency?

*A6: That is correct.*

Q7: When no private property is adjacent to pond banks, should mowing boundaries extend to the nearest walkway? Please specify mowing boundary for banks not adjacent to private housing.

*A7: In these cases the current scope is to the top of the pond bank.*

Q8: Please confirm that tree pruning up to a height of 12 feet is to be included in this scope of work.

*A8: Yes, as this is part of standard detailing. It may be much less frequent for this site, but trees along pond banks should be included for potential trimming.*

Q9: Please define a maximum height for bi-annual, annual, and semi-annual structural pruning.

*A9: There is not a defined height as it is individual to each tree. The specifications to use to trim these can be discussed with CDD management or is also defined in the specs for example crepe myrtles should be trimmed down to thumb width limbs and no further. This will vary from tree to tree.*

Q10: Please provide a count for all trees exceeding 12 feet that will fall within the scope of this bid.

*A10: The CDD does not have this information and if this is needed for a bid then bidders are encouraged to review the site. As a rule bidders should expect to trim trees within pond banks as needed or requested.*

Q11: Please confirm that trimming of Crepe Myrtles is to be included in this scope of work.

*A11: Any trees within a pond bank should be included.*

Q12: Please confirm that pruning of all palms less than 15' in height is to be included in this scope of work.

*A12: Any trees within a pond bank should be included.*

# Poinciana Community Development District

Q13: Please provide desired height for annuals to be priced.

*A13: The bidder should price based on typical industry standards for height. It is understood that annual height may vary based on annual type and also each season or growth interval.*

Q14: Please provide the current contract for these services.

*A14: The current contracted amount for these services is \$192,974.40 or \$16,081.20 monthly. For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you. Additionally bidders can search through records on the district website for any information they may need - <https://poincianacdd.org/>*

Q15: Please provide the previous bid tab for these services.

*A14: These records are not readily available and would require a formal records request. Additionally Agendas and other records can be searched on the PCDD website - <https://poincianacdd.org/> For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you.*

Q16: Please provide information or a map showing the areas of irrigated turf vs non-irrigated turf.

*A16: As this bid is for CDD property and unirrigated pond banks. Assume all turf is unirrigated. No further maps will be provided to bidders.*

Q17: Will more than 32 visits per year be required, or would the visits just be limited to those 32 mows?

*A17: The scope is for 32 pond mows, and as many visits as are required to accomplish that should be determined by the bidder.*

# Poinciana Community Development District

Q18: Good morning. I was wondering if there's a map that shows the areas to be maintained for this bid? There was a wetland pond map attached, but I'm not sure why. Any clarification would help.

*A18: The ponds included in the scope are clearly defined on the RFP map. Please refer to the key included that defines CDD ponds and ponds owned and maintained by other entities. This RFP is for pond mowing services and all the information needed to bid these services is included in the Scope and Map.*

Q19: Are any of the ponds west of Solivita Blvd (west entrance) included in the scope of work?

*A19: Solivita is divided into two CDDs. Poinciana CDD and Poinciana West CDD. This bid is ONLY for Poinciana CDD. Therefore do not include any Poinciana West CDD ponds. The map should be used to determine the cut off. Only bid on ponds included in the RFP map.*

Q20: Who is the current Contractor?

*A20: Floralawn.*

Q21: Why is the current vendor not being renewed?

*A21: Contract term limit requiring a bid.*

Q22: Any available additional maps?

*A22: None at this time.*

Q23: How far is vendor suppose to service (property appraiser map is encouraged to use.)

*A23: To the top of the bank or edge of private property when behind homes. Please refer to property appraiser website if needed.*

Q24: Golf course green and course land.

*A24: CDD ponds on the golf course are largely maintained by the golf course. In areas not maintained by the golf course please only access through CDD easements or paths. Do not use the golf course for access.*

Q25: Asked for current acreage

*A25: The CDD does not have that information. Use google earth or other tools to determine acreage if needed.*

Q26: Asked if aquatic services is current in the community

*A26: There is a current aquatics contract with Solitude.*

# Poinciana Community Development District

Q27: How far in the bank should they service

*A27: As a rule, to the top of the crest of the bank or the edge of private property when behind homes.*

Q28: Asked if trash in water should be picked up due to service

*A28: The scope defines information on trash removal. Any area the bidder will be maintaining should be free of trash.*

Q29: Asked expected start date

*A29: To be determined. This entirely up to board discretion.*

Q30: Asked what components are in consideration (A only?) (encouraged to include other components for future consideration) (encouraged to include irrigation tech hour/pricing)

*A30: Currently only A is being priced.*

Q31: Include hurricane rates and policy in bid packets

*A21: It is recommended the bidders provide any emergency or hurricane rates in their bids.*

Q32: Asked if palm pruning pricing should be included even though it is not being considered. Encouraged to include for future consideration

*A22: Please include per palm pruning price for palms over 12ft for future reference.*

Q33: Asked what type of mulch to be used for pricing.

*A23: Pine bark per sq yrd installed.*

# Poinciana Community Development District

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

United Land Services

---

SIGNATURE:

*Chris Marquess*

---

DATE: 7/9/24

---





**Your Investment**

Poinciana Community Development District Landscape Fee Summary

Contractor: United Land services

Property:

Address: 4600 Cecile Dr Kissimmee FL

Address: 219 E. Livingston St.  
Orlando, Florida, 32801

Phone: 407-676-8489

Phone:

Fax:

Contact: Chris Marquess

Contact:

Email: [cmarquess@gmail.com](mailto:cmarquess@gmail.com)

Email:



	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detalling	16,621	16,621	16,621	16,621	16,621	16,621	16,621	16,621	16,621	16,621	16,621	16,621	\$199,452
TURF CARE - NONE AT THIS TIME (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE Includes OTC -NONE AT THIS TIME (Component C) Tree/Shrub Fert/OTC/Drenching													\$0
IRRIGATION MAINT. - NONE AT THIS TIME (Component D)													\$0
ANNUAL CHANGES - NONE AT THIS TIME (Component E.1) Per Annual Pricing:	NA			NA			NA			NA			\$0
BED DRESSING - NONE AT THIS TIME (Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch:					NA						NA		\$0
PALM TRIMMING - NONE AT THIS TIME (Component E.3) Per Palm Price: Palm counts: NONE AT THIS TIME													\$0
TOTAL FEE PER MONTH:	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$199,452
Flat Fee Schedule	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$16,621	\$199,452

Essential Services Mowing/Detalling/Irrigation/Fert and Pest	\$199,452
Extra Services Annual Changes, Palm Pruning, Mulch	\$0
TOTAL	\$199,452.00

Emergency Services

Supervisor Hourly Rate:	\$65.00
Laborer Hourly Rate:	\$45.00

**Providing exceptional landscape services to partners  
across the state of Florida.**

				
	 <p><b>UNITED</b> Land Services</p> <p><b>Chris Marquess</b> Client Relations and Business Development</p> <p>Phone: 407-515-5262 Email: <a href="mailto:cmarquess@unitedlandservices.com">cmarquess@unitedlandservices.com</a></p>			
				
				

***United We Grow!***



*Uniting partners through exceptional  
landscape services*

# SECTION E



# REQUEST FOR PROPOSAL

## Poinciana CDD

LANDSCAPE/GROUNDS MAINTENANCE SERVICES



# PROPOSAL CONTENT

1. Cover Letter
2. Personnel
3. Experience
4. Understanding Of Scope Of Work
5. Financial Capability
6. Proposal/Price
7. Affidavits And Acknowledgements

Dear Board:

At Weber Environmental, we are grateful for the opportunity to present a tailored proposal for the landscape grounds maintenance at Poinciana CDD. Our unique Proposal has been meticulously crafted to meet your community-specific needs and expectations. We refer to this as our 'map of success', a strategic plan designed to guide your community from its current state to one that your residents will take pride in for years to come.

Map of Success Plan:

- **Company History and Leadership Plan:** Information about our company's experience, capabilities, and core values with the leadership plan for your property.
- **Safety and Equipment:** This will be a detailed report on safety protocols and the quality of our equipment. This will help the site be sustainable and environmentally conservation.
- **Understanding the Scope of Services:** This section outlines all services in the scope of work. It will show what we improve on the site and what you are doing well. This section will also include a 30-/60-day onboarding process.
- **Financial Capacity:** Our Company's Financial Standing and all licenses.
- **Investment:** Pricing for all areas of the CDD.

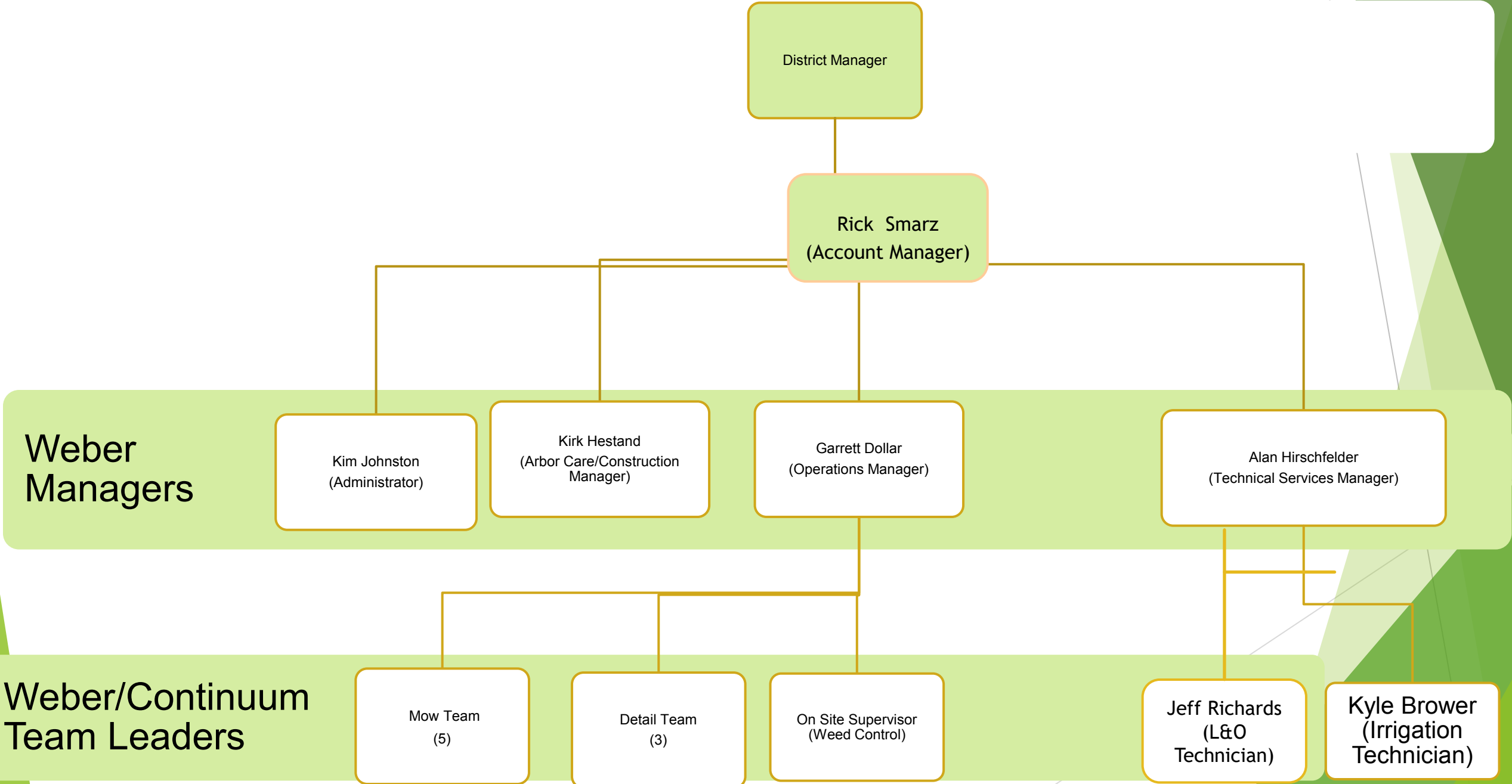
If you have any questions after reviewing the proposal, please contact us.

The Windmill CDD startup plan for the first 30 to 90 days is detailed. It proactively addresses Windmill CDD's needs and demonstrates our commitment to ensuring the property's landscape maintenance and improvement.

Miguel Botto  
Director of Exterior Services

# PERSONNEL

# Service Team Organizational Chart





# Personnel Bios

## Miguel Botto - Director of Exterior Services

Miguel's extensive career in the green industry, coupled with his education in Business Management/Horticulture Concentration from NC State University, uniquely positions him as a leader in serving others and delivering exceptional quality and service to customers. With 32 years of experience, Miguel possesses a deep understanding of the industry and a passion for cultivating and nurturing lasting relationships.

Since relocating to Orlando in 2004, Miguel has worked with high-profile clients, including renowned establishments such as the Ritz Carlton, the Grand Cypress Resort, and Marriott Vacation Club properties, among others. His tenure in serving these prestigious properties underscores his commitment to excellence and his ability to consistently meet and exceed the expectations of his clients.

In his role, Miguel leads and inspires team members to deliver consistent quality and service. His leadership style is characterized by honesty, efficiency, and a deliberate focus on providing top-notch services. Miguel's dedication to building strong relationships and delivering exceptional results has earned him a reputation as a trusted partner in the Florida market.

With Miguel at the helm, customers can trust that they will receive personalized attention, expert guidance, and unparalleled service. His wealth of experience and commitment to excellence make him an invaluable asset to any project or partnership in the green industry.



## Kirk Hestand - General Manager

Kirk's leadership extends beyond the Winter Haven operation to include oversight of the Arbor Care and Construction departments. His diverse experience ranges from owning and operating a nursery business to managing large landscape contracting operations across the Southeast. This breadth of experience has honed Kirk's skills in effectively managing landscapes of all sizes and complexities.

Having spent over two decades in Florida, Kirk has developed an intimate understanding of the unique challenges and requirements associated with managing Florida landscapes. His hands-on experience and knowledge of local conditions enable him to provide strategic guidance and solutions tailored to the region's specific needs.

One of Kirk's standout qualities is his ability to build strong relationships with clients, colleagues, and industry partners. His dedication to customer satisfaction and his commitment to delivering exceptional results have earned him a solid reputation and longevity in the industry.

With Kirk's leadership at the helm, Weber Environmental's Winter Haven operation is well-positioned to deliver top-quality services, innovative solutions, and lasting value to clients across the region. His passion for the green industry and his dedication to excellence make him an invaluable asset to the team.



## Rick Smarz - Account Manager

Rick brings a wealth of experience and expertise to his role, making him an invaluable asset to the Rolling Oaks CDD project. As a Florida native with over 20 years in the landscape industry, Rick has developed a deep understanding of the unique challenges and opportunities associated with managing landscapes in the region.

Rick's journey in the landscape industry began after graduating with a degree in Landscape Technology from Lake City in North Florida. Since then, he has honed his skills in landscape management, design, irrigation management, and pest control. His extensive experience spans servicing both commercial and government clients, providing him with a diverse skill set and a comprehensive understanding of industry best practices.

One of Rick's standout qualities is his ability to inspire teams to perform to contract specifications and provide innovative solutions to any situation. His leadership style is characterized by a combination of expertise, approachability, and a strong commitment to excellence. Rick's personable nature makes him well-suited to building strong relationships with both clients and team members, fostering a collaborative and productive work environment.



## Alan Hirschfelder - Technical Services Manager (L&O and Irrigation)

Alan's extensive experience spanning over 20 years in the green industry and his diverse skill set make him an invaluable member of our team at Weber/Continuum. As the Technical Services Manager, he plays a crucial role in ensuring the success and efficiency of our operations.

Throughout his career, Alan has held multiple responsibilities within our business, allowing him to develop a comprehensive understanding of various aspects of the industry. His expertise in account management, horticulture, landscape installation, irrigation, and management enables him to provide invaluable insights and solutions to our clients' needs.

One of Alan's key responsibilities as the CPCO License holder is to ensure compliance with all licensing requirements and current best practices. He plays a pivotal role in keeping our spray technicians and other employees up to date on proper licensing and industry standards, thereby ensuring the highest level of quality and professionalism in our services.

Alan's attention to detail and industry expertise are evident in his work, and he approaches his role with enthusiasm and dedication. His commitment to excellence fosters confidence and pride in others, inspiring our team members to deliver exceptional results and uphold the highest standards of professionalism.

Overall, Alan's vast knowledge, experience, and leadership qualities make him a true asset for Weber/Continuum. We are fortunate to have him on our team, driving our success and helping us achieve our goals in the green industry.





## Garrett Dollar - Operations Manager

Garrett brings over 15 years of experience in the green industry, making him a valuable asset to our team at Weber Environmental. His extensive horticultural knowledge and production skills are essential in ensuring that we consistently deliver on our contractual commitments and provide innovative solutions to our clients.

As a seasoned professional, Garrett understands the intricacies of horticulture and possesses the expertise needed to address the diverse needs of our clients. His deep understanding of plant care, maintenance techniques, and industry best practices enables him to effectively manage our service teams and ensure that they perform to the highest standards.

One of Garrett's primary responsibilities is to oversee our service teams and ensure that they stay on task on a weekly basis. He plays a crucial role in coordinating schedules, assigning tasks, and adjusting priorities as necessary to meet our clients' needs and expectations. His strong leadership skills and proactive approach help us maintain efficiency, productivity, and quality across all our projects.

Moreover, Garrett's ability to identify opportunities for improvement and implement process enhancements contributes to our ongoing success and client satisfaction. By continuously monitoring performance and refining our practices, Garrett helps us adapt to changing circumstances and deliver optimal results for our clients.

Overall, Garrett's dedication, expertise, and leadership make him an invaluable member of our team. His commitment to excellence and his passion for the green industry drive us to continually raise the bar and exceed our clients' expectations. We are fortunate to have Garrett on our team, leading the way towards success and growth.





# Weber/Continuum CFL Locations



**Headquarters**  
5935 K-Ville Avenue  
Winter Haven, FL 33880



**Apopka Office**  
203 W First Street  
Apopka, FL 32703



**Champions Gate Satellite**  
Champions Gate, FL



The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic visual effect. The word "EXPERIENCE" is centered in a bold, green, sans-serif font.

EXPERIENCE

# Our Philosophy

Weber/Continuum prides itself on being laser-focused on landscape maintenance as its core business. This singular dedication allows us to excel in what we do by continually refining our processes to offer unparalleled service to our clients. By concentrating on this one aspect, we can ensure that every detail is meticulously attended to, resulting in best-in-class service delivery.

Moreover, our extensive experience in landscape design and construction adds a layer of value to our maintenance services. This expertise allows us to anticipate and address the evolving needs of properties as they mature over time. By offering comprehensive solutions, we can help our clients maintain the beauty and functionality of their landscapes for years to come.

Central to our success is the development of standardized systems and processes that ensure consistency and quality across our operations. By placing our people in close proximity to our clients and ensuring that the necessary resources are readily available, we can meet our clients' needs reliably and effectively.

Our strategic approach to growth and the meticulous management of our operations have been instrumental in our consistent and profitable expansion. This financial stability not only fuels our growth but also allows us to cultivate long-term relationships with clients who share our vision of partnership and mutual success.

At Weber/Continuum, our unwavering focus on doing one thing exceptionally well, coupled with our commitment to innovation and client satisfaction, sets us apart as leaders in the landscape maintenance industry.

# Monthly Site Audits - Keeping Score!

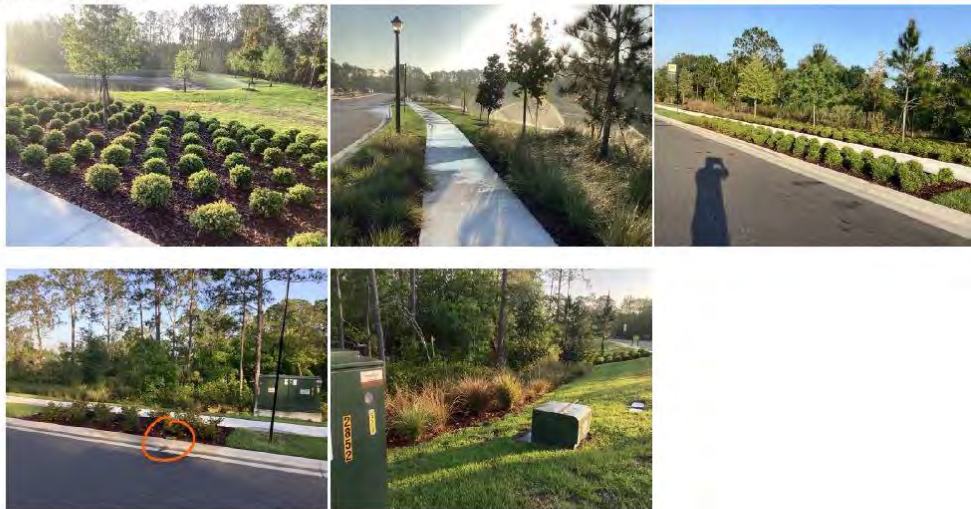


At Weber/Continuum, we understand the importance of accountability in delivering the best results for our clients. That's why we believe in keeping score through regular landscape inspections conducted by our dedicated Account Managers.

Each month, our Account Managers perform thorough landscape inspections, documenting their findings with detailed reports that include photographs of various areas of the property. These reports serve as a snapshot in time, allowing our clients to see the results of our work and identify any opportunities for improvement.

Moreover, these monthly site audits serve as invaluable training tools for our team members. By regularly evaluating the quality and detail of our work, we can identify areas where further training or attention may be needed. This ongoing feedback loop helps us continuously improve and refine our services, ensuring that we consistently meet and exceed our clients' expectations.

At Weber/Continuum, we believe that accountability is key to delivering exceptional service. Through regular inspections and feedback mechanisms, we hold ourselves to the highest standards of quality and professionalism, ultimately providing our clients with landscapes that are not only beautiful but also well-maintained and cared for.

Bedcare Service		Bed Weed Control	
Result		Meets expectations	
↳ Comments		↳ Excellent, almost none	
Photo of Work			
			

Bedcare Service		Mulch Quality and Installation	
Result		Meets expectations	
↳ Comments		↳ Spring mulch is holding up well and looks good	



# Projects

With over 25 years of dedicated service to Central Florida, Weber/Continuum has established itself as a trusted leader in landscape management and related services. Our comprehensive offerings encompass landscape management, lawn and ornamental fertilization and pest control, irrigation management and water conservation, arboricultural care, as well as landscape design and construction.

Throughout our tenure, we have had the privilege of working on numerous prestigious projects, some of which include:

1. OMNI Resort at Champions Gate: We have been serving the OMNI Resort since 2010, generating \$400,000 in annual contract revenue. Our ongoing partnership with this esteemed resort underscores our commitment to delivering exceptional service year after year.
2. Champions Gate CDD: Awarded in 2012, our contract with the Champions Gate Community Development District generates \$375,000 in annual revenue. This project highlights our ability to maintain long-term relationships and consistently meet the needs of our clients.
3. Reunion West POA: Awarded in June of 2023, our contract with the Reunion West Property Owners Association represents a significant milestone, with \$1,000,000 in annual contract revenue. This project demonstrates our continued growth and success in providing top-tier services to our clients.
4. Sandpiper HOA: Award in 2020. Our contract with the Sandpaper HOA generates \$500,000 in annual revenue. This success highlights Weber/Continuum's expertise in delivering comprehensive landscape management solutions that align with the unique requirements of HOAs and similar community organizations.

At Weber/Continuum, we take great pride in our ability to cultivate longevity with our clients. The continued renewal of our contracts year over year is a testament to our unwavering commitment to delivering on our promises. Our success is built upon the foundation of robust systems and processes that enable us to stay on task while upholding the highest standards of quality and service.

As we look to the future, we remain dedicated to fostering lasting partnerships and exceeding the expectations of our clients across Central Florida.



# References



## **OMNI Champions Gate**

Jorge Aldave – DOE

(210) 800-3986

jorge.aldave@omnihotels.com



## **Champions Gate CDD**

Evan Fracasso - Senior PM

(614) 361-7677

efracasso@championsgate.com



## **Reunion West POA**

Aura Zelada - Community Manager

(706) 341-7055

manager@reunionwestpoa.com

# UNDERSTANDING SCOPE OF WORK

# Estimating

Weber/Continuum prides itself on its ability to provide cost-effective landscape management programs that not only enhance the aesthetic appeal of properties but also fit within a reasonable budget. Our success stems from a meticulous approach to estimating costs, incorporating both scientific methodologies and hands-on assessments of the properties we serve. This dedication ensures that we thoroughly understand the scope of work required to deliver exceptional landscapes and top-tier customer service.

Our estimating process involves extensive time investment from our teams, who meticulously analyze each property to determine the resources and effort needed. This thoroughness allows us to provide accurate cost estimates upfront, minimizing surprises and ensuring transparency with our clients.

Once a project is underway, we implement production planning techniques honed over years of experience. These methods, combined with our highly trained staff, enable us to efficiently deliver outstanding service while maximizing cost savings. By continually refining our production processes, we can pass these savings on to our clients without compromising on quality.

At Weber/Continuum, we believe that our commitment to excellence, paired with our scientific approach to estimating and production planning, sets us apart in delivering the best value to our clients.

FL - Rolling Oaks CDO - 2024				
Description	Frequency	Price Per Frequency	SELL Total	
1 MOVING	42.00 FREQ	905 FREQ	37,990	
2 4" Standard - 5 MAN LAWN	5,375.00 5P	0 5P	7.00	
3 10" Standard - 5 MAN LAWN	5,375.00 5P	0 5P	3.00	
4 Moss Clean up 5 MAN LAWN THURS	120.00 HR	30 HR	12.00	
5 String Trimming 5 MAN LAWN THURS	300.00 HR	30 HR	11.00	
6 TRAVEL, Loading - 5 MAN	60.00 HR	30 HR	3.00	
7 MOVING	40.00 FREQ	277 FREQ	11,091	
8 17" Area Irrigation - 5 MAN LAWN	30.00 10.00 5P	0 5P	11.00	
9 EDGING CURBS & WALKS	42.00 FREQ	225 FREQ	9,436	
10 Edging Curbs ANY WHERE Standard - 5 MAN LAWN	880.00 10.00 5P	0 5P	9.00	
11 BED EDGING	26.00 FREQ	143 FREQ	3,719	
12 Bed Edging Standard - 5 MAN LAWN	170.00 10.00 5P	0 5P	3.19	
13 WEED CONTROL - HERBICIDE	42.00 FREQ	445 FREQ	18,078	
14 Herb Control - Herbicide - 1 MAN	17.00 HR	47 HR	17.00	
15 TRAVEL, Herbicide - 1 MAN	21.00 HR	30 HR	7.00	
16 PRUNING SERVICES	12.00 FREQ	3,197 FREQ	38,368	
17 Palm Pruning - 5 MAN CORTAL	700.00 10.00 5P	0 5P	30.00	
18 TRAVEL, Pruning Service - 5 MAN	30.00 HR	30 HR	1.00	
19 PALM PRUNING	2.00 FREQ	2,674 FREQ	5,348	
20 Palm Pruning - 5 MAN CORTAL	100.00 5A	30 5A	1.00	
21 TRAVEL, Palm Pruning - 5 MAN	6.00 HR	30 HR	1.00	
22 PALM PRUNING	1.00 FREQ	18,013 FREQ	18,013	
23 Palm Pruning - 5 MAN CORTAL	10.00 5A	10 5A	1.00	
24 TRAVEL, Palm Pruning - 5 MAN	2.00 HR	30 HR	.75	
25 TURF FERTILIZATION - GRANULAR	2.00 FREQ	1,865 FREQ	3,730	
26 Turf Fertilization - Granular - 5 MAN	400.00 10.00 5P	0 5P	1.00	
27 TRAVEL, Turf Fert Granular - 5 MAN	2.00 HR	42 HR	.83	
28 TURF FERTILIZATION - LIQUID	1.00 FREQ	957 FREQ	957	
29 Turf Fertilization - Liquid - 5 MAN	240.00 10.00 5P	0 5P	.96	
30 TRAVEL, Turf Fert Liquid - 5 MAN	0.50 HR	42 HR	.21	
31 SHRUB/ORNAMENTALS FERTILIZATION - G	2.00 FREQ	1,091 FREQ	2,182	
32 Shrub/Ornamentals Fertilization - Granular - 5 MAN	100.00 10.00 5P	0 5P	1.00	
33 TRAVEL, Shrub/Ornamentals Fert - Granular - 5 MAN	1.00 HR	42 HR	.42	
34 PALM ROOT/BUD DRENCH	4.00 FREQ	6,130 FREQ	24,519	
35 Palm Root/Bud Drench - 5 MAN	30.00 5A	47 5A	2.00	
36 TRAVEL, Palm Fert Root/Bud Drench - 5 MAN	6.00 HR	42 HR	.96	
37 PALM OTC TREATMENT	4.00 FREQ	1,379 FREQ	5,516	
38 Palm OTC Treatment - 5 MAN	30.00 5A	10 5A	1.00	
39 TRAVEL, Palm OTC Treatment - 5 MAN	2.00 HR	42 HR	.83	
40 SPOT SPRAY TURF WEEDS	2.00 FREQ	1,079 FREQ	2,158	
41 Spot Spray Turf Weeds - 5 MAN	400.00 10.00 5P	0 5P	2.16	
42 TRAVEL, Spot Spray Turf Weeds - 5 MAN	1.00 HR	42 HR	.42	
43 TURF INSECTICIDE/FUNGICIDE	1.00 FREQ	127 FREQ	1,266	
44 Turf Insecticide/Fungicide - 5 MAN	240.00 10.00 5P	0 5P	1.00	
45 TRAVEL, Turf Insecticide/Fungicide - 5 MAN	0.50 HR	42 HR	.26	
46 IPI PROGRAM - SHRUB/ORNAMENTAL	10.00 FREQ	273 FREQ	2,733	
47 IPI Program on Shrub/Ornamentals - 5 MAN	100.00 10.00 5P	0 5P	1.00	
48 TRAVEL, IPI Program on Shrub/Ornamentals - 5 MAN	0.50 HR	42 HR	.26	
49 IRRIGATION MAINTENANCE CHECK	12.00 FREQ	1,106 FREQ	13,270	
50 IAC - 1 MAN	140.00 10.00 5P	0 5P	1.00	
51 TRAVEL, IAC - 1 MAN	6.00 HR	42 HR	.21	



CREW:		Brian Martinez		MONTH: MAY 2023	
352-815-04XX		BRANCH: Florida - CES		Week / 5	
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6
LAKE RIDGE LEGACY HILLS 24	PRAIRIE OAKS LAKE JACKSON 25	TIVOLI 26	MIRABELLA TH MIRABELLA HDA 27	OPEN 28	
		TRUCK & EQUIPMENT MAINTENANCE 29			
THURS 30	FRI 31	FRI 31	BUD 32	FRI 33	FRI 34
8	9	10	11	12	13
LAKE RIDGE LEGACY HILLS 24	PRAIRIE OAKS LAKE JACKSON 25	TIVOLI 26	MIRABELLA TH MIRABELLA HDA 27	OPEN 28	
		TRUCK & EQUIPMENT MAINTENANCE 29			
THURS 30	FRI 31	FRI 31	BUD 32	FRI 33	FRI 34
15	16	17	18	19	20
LAKE RIDGE LEGACY HILLS 24	PRAIRIE OAKS LAKE JACKSON 25	TIVOLI 26	MIRABELLA TH MIRABELLA HDA 27	OPEN 28	
		TRUCK & EQUIPMENT MAINTENANCE 29			
BUD 30	BUD 31	BUD 32	BUD 33	BUD 34	BUD 35
22	23	24	25	26	27
LAKE RIDGE LEGACY HILLS 24	PRAIRIE OAKS LAKE JACKSON 25	TIVOLI 26	MIRABELLA TH MIRABELLA HDA 27	OPEN 28	
		TRUCK & EQUIPMENT MAINTENANCE 29			
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# Estimating (continuation)

Absolutely, a clear understanding of the property boundaries, the scope of work required, and accurate measurements are essential components of a successful estimate. By meticulously assessing these factors, we can provide our clients with estimates that are not only accurate but also aligned with their expectations.

Good estimating isn't just about crunching numbers; it's about understanding the unique needs of each property and tailoring our services accordingly. By taking the time to thoroughly assess the property and discuss the client's requirements, we can ensure that our estimates are comprehensive and reflective of the work needed to achieve their desired outcomes.

Ultimately, good estimating sets the stage for success. When we provide our clients with accurate estimates that align with their expectations, we lay the foundation for a positive experience throughout the project. And when we execute the plan with precision and professionalism, we have the opportunity to delight our clients with results that exceed their expectations.

At Weber/Continuum, we understand the importance of good estimating in delivering exceptional service to our clients. By prioritizing accuracy, attention to detail, and clear communication, we strive to provide estimates that not only meet but exceed our clients' needs and expectations, setting the stage for successful outcomes and satisfied customers.

FL - Rolling Oaks CDD - 2024				
	Description	Frequency	Price Per Frequency	SELL Total
1	MOWING	42.00 /FREQ	905 /FREQ	37,990
2	48" Standard - 5 MAN LAWN	5,375,664.00 SF	0 /SF	7,056
3	60" Standard - 5 MAN LAWN	5,375,622.00 SF	0 /SF	3,528
4	Mow Clean up 5 MAN Lawn Hours	336.00 H/R	38 /H/R	12,768
5	String Trimming 5 MAN Lawn Hours	300.00 H/R	38 /H/R	11,419
6	TRAVEL Mowing - 5 MAN	84.00 H/R	38 /H/R	3,197
7	MOWING	40.00 /FREQ	277 /FREQ	11,091
8	72" - Mow Meadow - 5 MAN LAWN	20,396,520.00 SF	0 /SF	11,091
9	EDGING CURBS & WALKS	42.00 /FREQ	225 /FREQ	9,436
10	Edging Curbes And Walks Standard - 5 MAN LAWN	669,312.00 LF	0 /LF	9,436
11	BED EDGING	26.00 /FREQ	143 /FREQ	3,719
12	Bed Edging Standard - 5 MAN LAWN	175,864.00 LF	0 /LF	3,719
13	WEED CONTROL - HERBICIDE	42.00 /FREQ	445 /FREQ	18,678
14	Weed Control - Herbicide - 1 MAN	378.00 H/R	47 /H/R	17,878
15	TRAVEL Herbicide - 1 MAN	21.00 H/R	38 /H/R	799
16	PRUNING SERVICES	12.00 /FREQ	3,197 /FREQ	38,368
17	Prune Shrubs - 3 MAN DETAIL	729,000.00 SF	0 /SF	36,993
18	TRAVEL Pruning Services - 3 MAN	36.00 H/R	38 /H/R	1,370
19	PALM PRUNING	2.00 /FREQ	2,674 /FREQ	5,348
20	Palm Pruning - 4 MAN DETAIL	182.00 EA	29 /EA	5,196
21	TRAVEL Palm Pruning - 4 MAN	4.00 H/R	38 /H/R	152
22	PALM PRUNING	1.00 /FREQ	18,613 /FREQ	18,613
23	Palm Pruning - 4 MAN DETAIL	974.00 EA	19 /EA	18,537
24	TRAVEL Palm Pruning - 4 MAN	2.00 H/R	38 /H/R	76
25	TURF FERTILIZATION - GRANULAR	2.00 /FREQ	1,865 /FREQ	3,730
26	Turf Fertilization - Granular - 2 MAN	490,708.00 SF	0 /SF	3,647
27	TRAVEL Turf Fert Granular - 2 MAN	2.00 H/R	42 /H/R	83
28	TURF FERTILIZATION - LIQUID	1.00 /FREQ	957 /FREQ	957
29	Turf Fertilization - Liquid - 1 MAN	245,354.00 SF	0 /SF	936
30	TRAVEL Turf Fert Liquid - 1 MAN	0.50 H/R	42 /H/R	21
31	SHRUB/ORNAMENTALS FERTILIZATION - G	2.00 /FREQ	1,091 /FREQ	2,182
32	Shrub/Ornamentals Fertilization - Granular - 1 MAN	102,304.00 SF	0 /SF	2,140
33	TRAVEL Shrub/Ornamentals Fert - Granular - 1 MAN	1.00 H/R	42 /H/R	42
34	PALM ROOT/BUD DRENCH	4.00 /FREQ	6,130 /FREQ	24,519
35	Palm Root/Bud Drench - 2 MAN	364.00 EA	67 /EA	24,352
36	TRAVEL Palm Fert Root/Bud Drench - 2 MAN	4.00 H/R	42 /H/R	166
37	PALM OTC TREATMENT	4.00 /FREQ	1,379 /FREQ	5,516
38	Palm OTC Treatment - 1 MAN	364.00 EA	15 /EA	5,433
39	TRAVEL Palm OTC Treatment - 1 MAN	2.00 H/R	42 /H/R	83
40	SPOT SPRAY TURF WEEDS	2.00 /FREQ	1,079 /FREQ	2,158
41	Spot Spray Turf Weeds - 1 MAN	490,708.00 SF	0 /SF	2,116
42	TRAVEL Spot Spray Turf Weeds - 1 MAN	1.00 H/R	42 /H/R	42
43	TURF INSECTICIDE/FUNGICIDE	10.00 /FREQ	127 /FREQ	1,266
44	Spot Spray Liquid - 1 MAN	245,350.00 SF	0 /SF	1,058
45	TRAVEL Turf Insecticide/Fungicide SS - 1 MAN	5.00 H/R	42 /H/R	208
46	IPM PROGRAM - SHRUB/ORNAMENTAL	10.00 /FREQ	273 /FREQ	2,733
47	IPM Program on Shrub/Ornamentals - 1 MAN	511,520.00 SF	0 /SF	2,525
48	TRAVEL IPM Program on Shrub/Ornamentals - 1 MAN	5.00 H/R	42 /H/R	208
49	IRRIGATION MAINTENANCE CHECK	12.00 /FREQ	1,106 /FREQ	13,270
50	IMC - 1 MAN	1,440.00 ZONE	9 /ZONE	12,999
51	TRAVEL IMC - 1 MAN	6.00 H/R	45 /H/R	271



# Comprehensive Water Management

Weber/Continuum embraces a horticultural approach to water management, emphasizing the importance of delivering the appropriate amount of water to specific areas at optimal times. This strategy ensures that landscapes receive the necessary hydration while conserving water resources and adhering to watering restrictions.

Our team has dedicated significant effort to developing and refining water management techniques that align with seasonal variations and the unique needs of different landscapes. This commitment allows us to provide tailored solutions that promote healthy plant growth and turf vitality throughout the year.

In regions like Florida, where seasonal changes can significantly impact plant health, we prioritize strategies that encourage the development of robust root systems, particularly during the cooler winter months. By fostering deeper root growth during this time, we lay the foundation for resilient landscapes that can thrive during the active growing season.

At Weber/Continuum, our approach to water management extends beyond mere irrigation; it reflects a deep understanding of the nuanced requirements of diverse landscapes and seasons. By integrating horticultural principles into our practices, we not only ensure the sustainability of water usage but also promote the long-term health and beauty of the landscapes we manage.

[illegible]



# Pruning Practices

At Weber/Continuum, we understand the importance of proper pruning techniques, and we prioritize the training of our teams to ensure they are equipped with the knowledge and skills to execute best practices. Our team members receive comprehensive training on pruning methods specific to various plant species, growth habits, and seasonal requirements.

Some key principles of proper pruning techniques include:

**Understanding Plant Biology:** Before pruning plants, it's essential to thoroughly understand their biology and growth habits. This includes knowing when and how much to prune and identifying any potential risks or vulnerabilities.

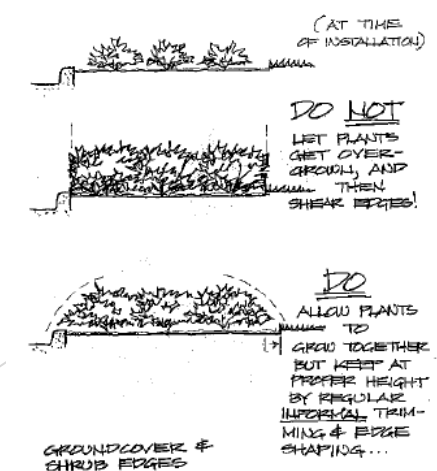
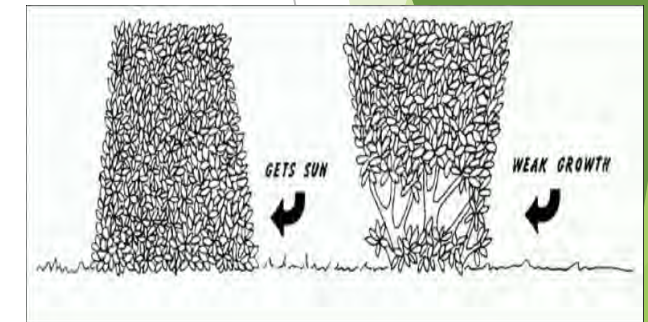
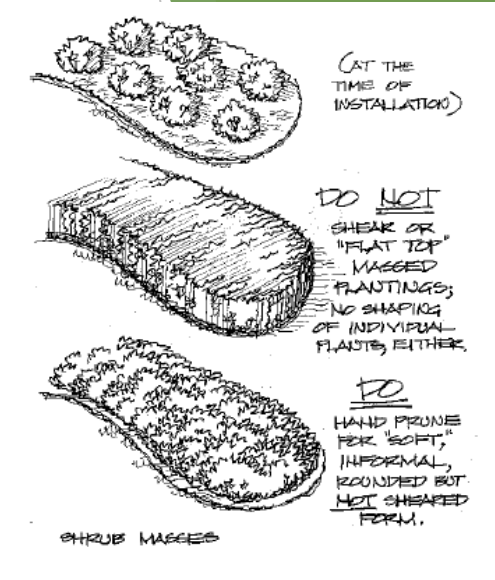
**Selective Pruning:** Rather than indiscriminate cutting, selective pruning involves carefully targeting specific branches or growth points to achieve desired outcomes. This approach helps maintain the plant's natural shape and balance while removing dead, diseased, or damaged branches.

**Proper Tools and Equipment:** Using the right tools and equipment is critical for achieving clean, precise cuts and minimizing plant damage. Sharp, clean pruning tools such as hand pruners, loppers, and saws are essential for effective pruning.

**Pruning Timing:** Timing is key when it comes to pruning. While some plants benefit from pruning during the dormant season, others may require pruning after flowering or during specific growth stages. Understanding the optimal timing for pruning each plant species is essential for promoting healthy growth and flowering.

**Safety Measures:** Safety should always be a top priority when pruning. This includes wearing appropriate personal protective equipment, such as gloves and eye protection, as well as taking precautions to avoid injury from falling branches or equipment.

By ensuring that our teams are properly trained in best pruning practices, we can effectively maintain the health, beauty, and longevity of our clients' landscapes. At Weber/Continuum, we are committed to delivering exceptional service by adhering to industry best practices and providing our clients with landscapes that thrive year-round.





# Pruning Practices Examples



(AT THE TIME OF INSTALLATION)

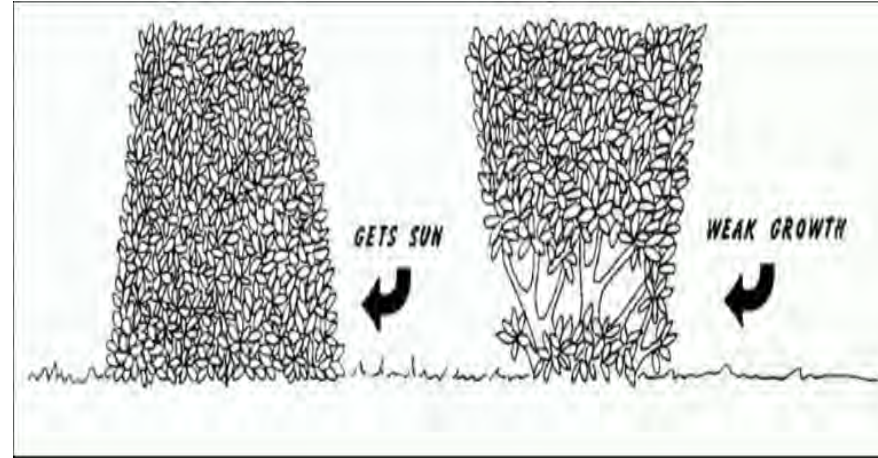


DO NOT  
SHEAR OR "FLAT TOP"  
MASS PLANTINGS;  
NO SHAPING  
OF INDIVIDUAL  
PLANTS, EITHER.

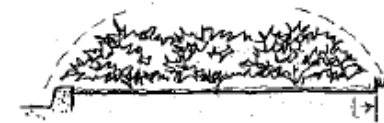


SHRUB MASSES

DO  
HAND PRUNE  
FOR "SOFT,"  
INFORMAL,  
ROUNDED BUT  
NOT SHEARED  
FORM.



DO NOT  
LET PLANTS  
GET OVER-  
GROWN, AND  
THEN  
SHEAR EDGES!



DO  
ALLOW PLANTS  
TO  
GROW TOGETHER  
BUT KEEP AT  
PROPER HEIGHT  
BY REGULAR  
INFORMAL TRIM-  
MING & EDGE  
SHAPING...

GROUNDCOVER &  
SHRUB EDGES





# Horticultural Services

At Weber/Continuum, we pride ourselves on providing horticultural services that are seamlessly integrated into our clients' landscapes, often unnoticed during their execution. However, the exceptional results of our services become unmistakably apparent when delivered with timeliness and consistency.

We adhere meticulously to the contracted scope for all lawn and ornamental services, ensuring that our clients receive precisely what they've agreed upon. Additionally, we remain at the forefront of our industry by staying abreast of new products and adopting best practices. This commitment to ongoing education and innovation allows us to continually enhance the quality of our services.

Our Integrated Pest Management (IPM) program exemplifies our dedication to excellence. We recognize that IPM is not only a cornerstone of effective pest control but also a vital investment in maintaining the health and vitality of our clients' landscapes. By implementing sustainable, environmentally responsible pest management strategies, we not only protect the beauty of our clients' properties but also contribute to the overall well-being of the ecosystem.

Furthermore, we understand that our clients value transparency and peace of mind. That's why we provide accurate application reports, offering detailed insights into the work performed on their landscapes. These reports not only demonstrate the efficacy of our services but also provide assurance that their landscapes are in capable hands.

At Weber/Continuum, our commitment to delivering exceptional horticultural services goes beyond mere maintenance—it's about cultivating thriving, sustainable landscapes that exceed our clients' expectations while preserving the beauty of our natural environment.



**WEBER ENVIRONMENTAL SERVICES HORTICULTURE**

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**SERVICE COMMUNICATION REPORT**

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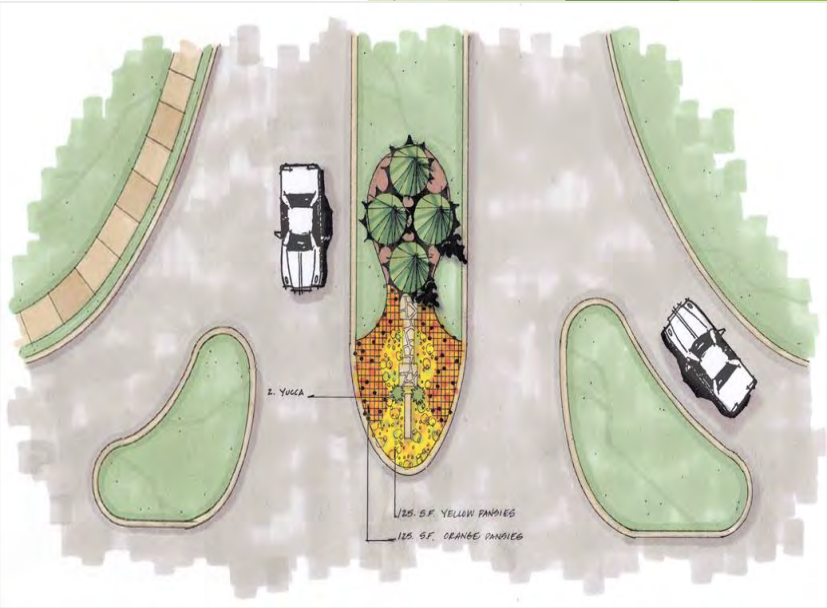
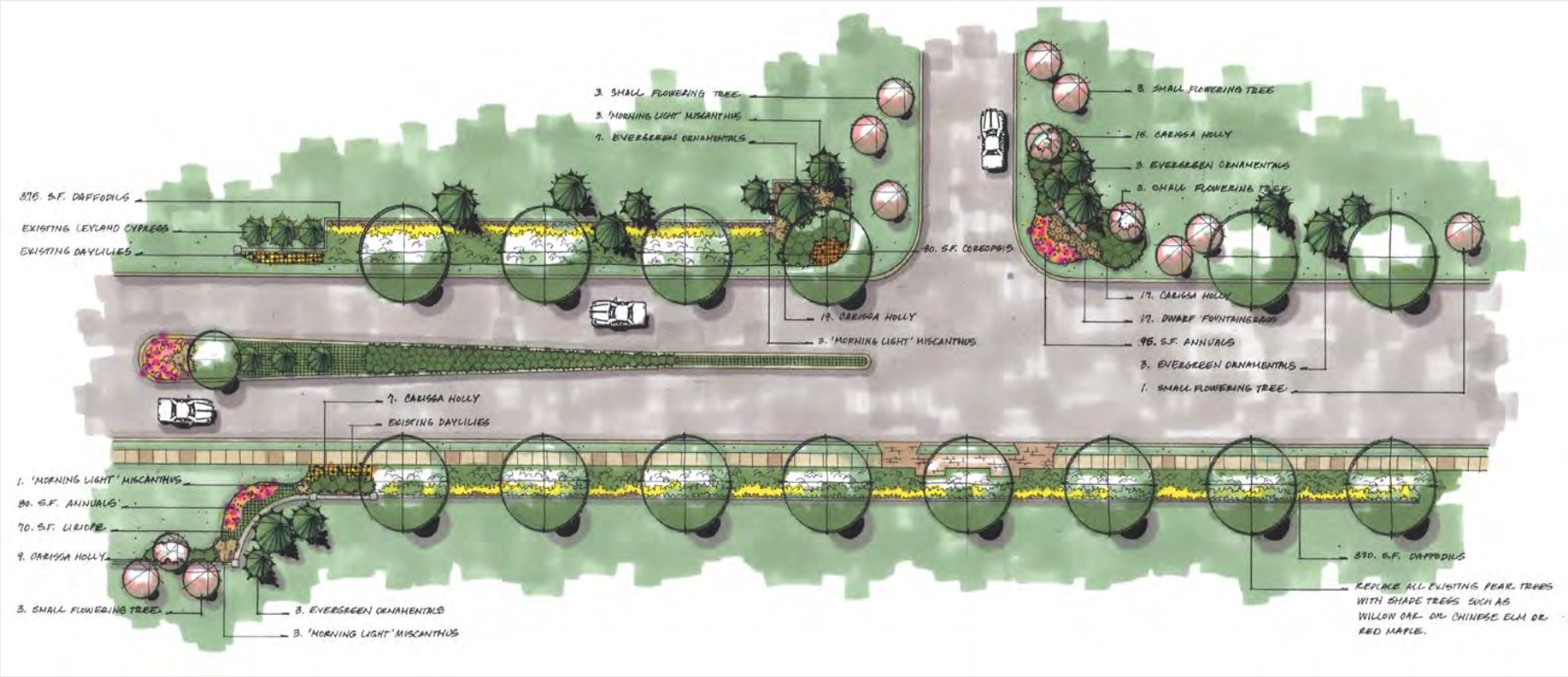
PROPERTY: Reveron West

The following services were performed today:

CHEMICAL	RATE	APPLIED	FERTILIZATION	DATE & TIME	
				DATE	IN OUT
Agroton (Chipping)	16oz/1000	2700	Turf		
Chlor XT3	16oz/1000	↓	Trees	6/12 -	
			Shrubs	7/24	
			Annuals		
Agroton (Turf)	16oz/1000	1700			
Chlor XT3	16oz/1000	↓			
			BEST CONTROL		
			TURF		
			Insects		
			Weeds		
			Fungus		
				GRANULAR FERTILIZER	
			SHRUBS & TREES	BAG COUNT	
			Insects		
			Fungus		



# Design Capabilities



# Our Start Plan

## First 30 Days

- Meet with the Property Manager and Board Members
  - o Scope of work
  - o Goals and concerns
  - o Present a 12-month service calendar (highlighting scheduled service dates for specific operations)
- Complete an irrigation evaluation of the system and report deficiencies and what is needed for corrective actions.
- Weber quality site assessment to Identify areas of concern
  - o Struggles with plant materials
  - o Dry areas/turf health
  - o Palms/tree pruning
- Present a property improvement plan.
- Weekly Account Manager site visits
  - o Monthly detailed property site evaluation

## 30 to 90 days

- Walk property with property manager and board.
- Carry on with improvements and irrigation inspections.
- Counting routine maintenance
- Continue bed separation in all planting beds.
- Retreat turf weeds.
- Continue weed control applications throughout the property.
- Treat any weed insect or disease issues with plants and trees upon approval



# Our Results





# FINANCIAL CAPABILITY

# Who We Are

Weber/Continuum stands as a market leader in comprehensive facility operations, offering a single source solution for both interior and exterior needs. With a presence in seven states, including Florida, Ohio, Indiana, Tennessee, Missouri, Michigan, and New Hampshire, we provide unparalleled service on a national scale.

As part of Continuum Services, a company boasting a revenue of over \$50 million and a workforce exceeding 3,000 employees nationwide, we have the resources and expertise to deliver exceptional results. Our Exterior Services division alone executes over \$30 million in landscaping contracts annually, showcasing our commitment to superb quality and customer satisfaction.

Our success is not just measured in revenue, but in the enduring partnerships we cultivate with our clients. With a high renewal rate in the industry, we prioritize integrity and doing what is right, laying the foundation for strong, long-lasting relationships.

Backed by REDICO (Real Estate Development and Investment Company), our parent company, we draw upon a wealth of experience, stability, and respect in the real estate sector. REDICO's innovative and ambitious approach to diversification complements our own, further enhancing our capabilities and positioning us as trusted leaders in the industry.

Central to our success is our leadership team's combined experience, which enables us to attract and invest in top talent in each market we serve. By providing our employees with the necessary resources and support, we empower them to consistently deliver exceptional service to our clients.

At Weber/Continuum, we are more than just a local landscape service provider; we are a trusted partner, driven by financial strength, robust processes, and a commitment to excellence in everything we do.

*Financial information available upon request.*

# Current Assets

Providing proper resources is key to ensuring efficient operations and, ultimately, success for our teams. These resources can encompass a wide range of elements, including:

**Equipment and Tools:** Equipping our teams with the right tools and equipment for the job is essential for efficiency and productivity. From landscaping machinery to irrigation tools, having access to high-quality resources enables our teams to work effectively and safely.

**Training and Development:** Investing in the training and development of our team members is crucial for fostering their skills and expertise. By providing ongoing training opportunities and professional development programs, we empower our teams to continuously improve and adapt to evolving industry standards and best practices.

**Materials and Supplies:** Ensuring that our teams have access to the necessary materials and supplies is essential for seamless operations. Whether it's fertilizers and pesticides for lawn care or plants and mulch for landscaping projects, having sufficient supplies on hand allows our teams to complete their tasks efficiently without delays.

**Technology and Software:** Utilizing modern technology and software solutions can greatly enhance the efficiency of our operations. From project management tools to GPS tracking systems, leveraging technology enables us to streamline processes, track progress, and optimize resource allocation.

**Support and Communication:** Providing adequate support and fostering open communication

Small Power Equipment	
String Trimmer	36
Stick Edger	48
Backpack Blower	65
Mowers	63
Chain Saw	24
Tiller	6
Hedge Trimmers	38
Street Blower	8

Insect/Pest Management Equipment	
50 Gallon Spray Units	8
Z Spray Units	6
Fertilizer Spreader Units	16
Vortex Fertilizer Spreader	2

Assets	Qty in Florida	Company Total
Isuzu NPR Mow/Detail	31	48
Ford Trucks	2	27
Isuzu Landscape Truck	3	3
Landscape Trailer	6	13
Irrigation & Spray Vehicles	11	18
Utility Vehicle	18	32
Arbor Care (includes lift and grapple truck)	7	87
Vehicles – Mgt/AM/OM	12	25

# PROPOSAL/PRICE



## Poinciana Community Development District Landscape Fee Summary

Contractor: Weber ES/Continuum Services

Address: 5935 K-Ville Avenue  
Winter Haven, FL 33880  
Phone: 407-840-0889  
Fax:  
Contact: Miguel Botto  
Email: mbotto@continuumservices.com

Property: POINCIANA CDD - Ponds

Address: 219 E. Livingston St.  
Orlando, Florida, 32801  
Phone:  
Contact: Tricia L. Adams  
Email: [tadams@qmscfl.com](mailto:tadams@qmscfl.com)

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	18,224	18,224	18,224	18,224	18,224	18,224	18,224	18,224	18,224	18,224	18,224	18,224	\$218,688
TURF CARE - <b>NONE AT THIS TIME</b> (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE Includes OTC - <b>NONE AT THIS TIME</b> (Component C) Tree/Shrub Fert/OTC/Drenching													\$0
IRRIGATION MAINT. - <b>NONE AT THIS TIME</b> (Component D)													\$0
ANNUAL CHANGES - <b>NONE AT THIS TIME</b> (Component E.1) Per Annual Pricing: <b>\$1.35</b>	NA			NA			NA			NA			\$0
BED DRESSING - <b>NONE AT THIS TIME</b> (Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch: <b>\$53.50</b>					NA						NA		\$0
PALM TRIMMING - <b>NONE AT THIS TIME</b> (Component E.3) Per Palm Price: <b>\$42.00</b> Palm counts: <b>NONE AT THIS TIME</b>													\$0
<b>TOTAL FEE PER MONTH:</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$218,688</b>

<b>Flat Fee Schedule</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$18,224</b>	<b>\$218,688</b>
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	<b>\$218,688.00</b>
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Extra Services Annual Changes, Palm Pruning, Mulch	<b>\$0</b>
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<b>TOTAL</b>	<b>\$218,688.00</b>
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### Emergency Services

Supervisor Hourly Rate:	<b>\$65.00</b>
Laborer Hourly Rate:	<b>\$48.00</b>

Initials \_\_\_\_\_

# AFFIDAVITS AND ACKNOWLEDGEMENT

**Affidavit for  
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion**

*[Solicitation of Proposals for Landscape and Irrigation Maintenance Services]  
Poinciana Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL  
AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: MIGUEL BOTTO - WEBER ES, LLC

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

**Public Entity Crimes**

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

**Scrutinized Companies**

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the "Scrutinized Companies that Boycott Israel List" nor are we engaged in a boycott of Israel.

**E-Verify**

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

**Non-Collusion**

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. 1 Dated JUNE 7<sup>th</sup> 2024

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

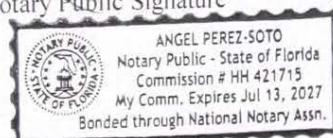
By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Poinciana Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

\_\_\_\_\_  
Signature of Authorized Signatory of Proposer

Sworn before me on 7/9, 2024

\_\_\_\_\_  
Notary Public Signature



Notary Stamp

## Poinciana Community Development District

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

Wetzel ES

SIGNATURE:

[Signature]

DATE:

7/9/2024



**PROPOSAL FORM**  
**PART I – GENERAL INFORMATION**

• *Proposer General Information:*

Proposer Name Weber Environmental Services, LLC

Street Address 5935 K-Ville Avenue

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

City Winter Haven State FL Zip Code 33880

Telephone (863) 551-1820 Fax no. (863) 551-1639

1st Contact Name Miguel Botto Title Director

2nd Contact Name Marc Goodhart Title Vice President

Parent Company Name (if any) Continuum Services

Street Address 23640 Research Drive

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

City Farmington Hills State MI Zip Code 48335

Telephone (248) 286-5200 Fax no. (734) 744-5155

1st Contact Name Marc Goodhart Title Vice President

2nd Contact Name Bernie Frascarelli Title VP of Sales

• *Company Standing:*

Proposer's Corporate Form: \_\_\_\_\_  
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? \_\_\_\_\_ Date \_\_\_\_\_

Is the Proposer in good standing with that State? Yes x No \_\_\_\_\_

If no, please explain N/A

F

\_\_\_\_\_

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes x No    

If no, please explain \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- *What are the Proposer's current insurance limits?*

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPOSAL FORM**  
**PART II – PERSONNEL AND EQUIPMENT**

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address 203 W First Street

P. O. Box (if any) \_\_\_\_\_

City Apopka State FL Zip Code 32703

Telephone (683) Fax no. (863) 551-1639

1st Contact Name Rick Smarz Title Account Manager

2nd Contact Name Miguel Botto Title Director

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

<u>2</u>	Supervisors, who will be onsite <u>2</u> days per week;
<u>2</u>	Technical personnel, who will be onsite <u>1</u> days per <u>week</u> ; and
<u>7</u>	Laborers, who will be onsite ____ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes x No \_\_\_\_ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: Alan Hirschfelder

Position / Certifications: Technical Services Manager

Duties / Responsibilities: Manage Irrigation + Lawn & Ornamental Departments

% of Time to Be Dedicated to This Project: 5 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: Various properties in CFL

Contact: See proposal package Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Duties / Responsibilities: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Proposer's Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: \_\_\_\_\_

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ☒ No ☐ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name Florida Mulch Supply

Street Address 4754 N Kenansville Road

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

City St. Cloud State FL Zip Code 34773

Telephone (407) 891-8400 Fax no. \_\_\_\_\_

1st Contact Name Shane Kersten Title Sales Mgr

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

Proposed Duties / Responsibilities: Mulch Installation - Bagged

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: Various projects in CFL

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: Mulch installation - Bagged (hand mulch, not blown)

Dollar Amount of Contract: in excess of \$500,000.00

Proposer's Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: 2014 - present

Full service landscape management and contracting

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*  
Weber ES, LLC e-verifies, background checks, drug screens all employees.

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Proof will be provided upon request.

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- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

See proposal package.



## OFFICERS

PROPOSER: Weber Environmental Services, LLC

DATE: June 12 2024

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Miguel Botto	Director of Exterior Services	Florida Market	Altamonte Springs, FL
Kirk Hestand	General Manager	Orlando Market	Lakeland, FL
FOR PARENT COMPANY (if applicable)			
Ted Spicer	COO	Continuum Services	Detroit, MI
Chris Green	CFO	Continuum Services	Detroit, MI
Marc Goodhart	VP Operations	Continuum Services	Detroit, MI

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

PROPOSER: Weber Environmental Services, LLC

DATE: June 12 2024

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	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
Rick Smarz	Account Mgr	Customer Service	Apopka	1	17	22
Garrett Dollar	Operations Mgr	Production Management	Apopka	2	5	15
Alan Hirschfelder	Tech Services Mgr	Irrigation + L&O	Winter Haven	1/2	10	30

**COMPANY OWNED MAJOR EQUIPMENT  
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: Weber Environmental Services, LLC

DATE: June 12 2024

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
	See proposal package.		

## PROPOSAL FORM PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*  
 Yes x No       
*If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: Geneva Landings CDD

Contact: Marshall Tindall Contact Phone: (407) 841-5524

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Scope of Services for Project: Full service landscape management and contracting

Percentage of respondents who believe that the use of force is justified in various circumstances (X-axis)	Percentage of respondents who believe that the use of force is justified in various circumstances (Y-axis)
0%	0%
20%	10%
40%	20%
60%	30%
80%	40%
100%	50%

Dates Served: 2019 - present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2023 = in excess of \$13,500,000.00

2022 = in excess of \$11,000,000.00

2021 = in excess of \$9,000,000.00

- Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.

Project Name/Location: See proposal package.

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

How was the project similar to this project? \_\_\_\_\_

---

**You Can Find Detailed Instructions at [www.fishbase.org](http://www.fishbase.org)**

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

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---

List of equipment used on site: \_\_\_\_\_

---

---

List of subcontractors used: \_\_\_\_\_

( \_\_\_\_\_  
\_\_\_\_\_

Is this a current contract? Yes \_\_\_ No \_\_\_

Duration of contract: \_\_\_\_\_

- *(Information regarding similar projects – continued)*

Project Name/Location: See proposal package.

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

How was the project similar to this project? \_\_\_\_\_

---

---

---

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

---

---

---

List of equipment used on site: \_\_\_\_\_

---

---

Full service landscape management.



List of subcontractors used: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is this a current contract? Yes \_\_\_\_ No \_\_\_\_

Duration of contract: \_\_\_\_\_

- *(Information regarding similar projects – continued)*

Project Name/Location: See proposal package.

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

How was the project similar to this project? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

List of equipment used on site: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List of subcontractors used: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is this a current contract? Yes \_\_\_\_ No \_\_\_\_

Duration of contract: \_\_\_\_\_

- *(Information regarding similar projects – continued)*

Project Name/Location: See proposal package.

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

How was the project similar to this project? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

List of equipment used on site: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

List of subcontractors used: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is this a current contract? Yes ☐ No ☐

Duration of contract: \_\_\_\_\_

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes ☒ No ☐ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: Windsor Hills Master HOA

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \$500,000.00

Scope of Services for Project: Landscape management services, including irrigation management, lawn & ornamental services, arbor care, landscape design and installation, other.

Dates Serviced: 2010 - 2024

Reason for Termination: Price recovery request due to new market conditions, inflation since the pandemic.

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes \_\_\_ No x*

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

What is the Proposer's current worker compensation rating? \_\_\_\_\_

Kirk Hestand

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 five years? Yes \_\_\_ No \_\_\_

If yes, please describe each incident \_\_\_\_\_

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes \_\_\_ No x If yes, please provide:*

The names of the entities N/A

The state(s) where barred or suspended N/A

The period(s) of debarment or suspension N/A

Also, please explain the basis for any bar or suspension: N/A

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

N/A

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes ( ) No (x) If yes, provide the following:*

Identify the Case # and Tribunal: N/A

Describe the Nature of the Action: N/A

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes ( ) No (x) If yes, please explain:*

N/A

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- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes ( ) No (☒) If yes, please explain:*

N/A

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We appreciate your consideration  
and look forward to partnering  
with you to provide best in class  
landscape management service.

# SECTION F



# A proposal for Poinciana Community Development District

Based upon: Project Manual for Request for Landscape Maintenance Services



219 East Livingston Street  
Orlando, FL 32801

Poinciana Community Development District  
Attn: District Manager  
219 East Livingston Street  
Orlando, Florida 32801

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Dear Clayton,

At Yardnique, we hit the road every morning in pursuit of creating better and brighter landscapes across the southeastern United States. Over the last 27 years, we have grown with our customers with the shared belief that our most important role is to protect the quality, lifestyle, and environmental standards of the communities we serve. [Yardnique is in the top 25 landscaping companies in the U.S., approaching \\$200 million in annual revenue with over 2,500 team members.](#) While we have experienced significant growth, we never lose sight of the importance of exceptional service based on the unique needs of each individual customer and the customized services their landscapes require.

Our teams will work tirelessly to leave a lasting impression with Poinciana/Solivita residents and visitors. The Yardnique team always stands ready to deliver quality landscape services with the utmost professionalism. Further, we will make sure to be available when needed to address any special requests, community needs, or emergency service.

[Recently, Yardnique took over as the landscape provider for the Solivita Community Association; therefore, we have the people and equipment in place to service the community on a moment's notice.](#) We hope that our proposal meets all your needs. If you have any questions, please feel free to call me at 407-492-3322. Thank you for your time to review our proposal and for allowing us to put the distinctive Yardnique touch on Poinciana CDD.

Thank you,

**Matthew Hannan**

*Business Development Manager*

**O:** 888.500.4445 **M:** 407.492.3322



**Project Manual for  
Request for Proposals for  
Landscape Maintenance Services**

**Poinciana Community Development District**

Issue Date: June 7, 2024  
Due Date: July 9, 2024 at 4:00 p.m.

## Project Manual Table of Contents

1. Copy of Notice
2. Instructions to Proposers
3. Evaluation Criteria
4. Scope of Services
5. Landscape Ownership and Maintenance Map
6. Proposal Forms
  - General Information
  - Personnel and Equipment
  - Experience
7. Pricing Bid Forms (Excel Format)
8. Combined Affidavit for Scrutinized Companies, Public Entity Crimes, E-Verify, and Non-Collusion
9. Proposed Form of Agreement

**NOTICE OF SOLICITATION FOR  
REQUEST FOR PROPOSALS  
Landscape Maintenance Services  
Poinciana Community Development District  
Polk County, Florida**

Notice is hereby given that the Poinciana Community Development District requests proposals from qualified firms to provide landscape maintenance services including but not limited to, maintenance of turf, trees, shrubs, and ground cover as more specifically set forth in the project manual.

The project manual comprised of proposal and contract documents will be available for public inspection and may be obtained beginning June 7, 2024 at 10:00 AM., from the District Manager's Office, 219 E. Livingston Street, Orlando, Florida 32801, or by contacting Iman Sakalla at 407-841-5524, ext. 147.

An optional pre-bid conference will be held on June 13, 2024 at 10:00 AM at The Gator Room in Solivita, 385 Village Dr., Kissimmee, FL 34759. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a commercial landscape and irrigation maintenance contractor. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have registered to receive a Project Manual.

Firms desiring to provide services for this project must submit five (5) original hard copies and one (1) electronic copy of the required proposal no later than Tuesday, July 9 at 4:00 PM. at the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Tricia L. Adams, at which time the proposals will be publicly opened. Proposals must be submitted in a sealed envelope pursuant to the Instructions to Proposers. Proposals received after the time and date stipulated above will be returned unopened to the Proposer.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays and holidays) after the first advertisement of the Request for Proposal. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

Ranking of Proposers will be made in accordance with the Evaluation Criteria set forth within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities, or to accept the proposal that, in its judgment, is in the best interest of the District. Following the Ranking of Proposers and Board action, a notice of intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail.

Any and all questions relative to this project shall be directed in writing by e-mail only to Tricia L. Adams at [tadams@gmscfl.com](mailto:tadams@gmscfl.com). Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

### **Instructions to Proposers**

1. **General Information.** The Board of Supervisors ("Board") of the Poinciana Community Development District ("District") is soliciting proposals for the provision of Landscape Services on a continuing basis ("Proposals"). The District is located in Polk County, Florida. All proposers should be experienced in providing landscaping and irrigation services in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.
2. **Project Manual.** This Project Manual will be available on June 7, 2024 at 10:00 AM in electronic format by contacting Iman Sakalla at [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) or via telephone at 407-841-5524, ext. 147. There is no charge for electronic Project Manuals.
3. **Review of Project Manual:** It is the responsibility of prospective proposers to review the Project Manual and any addenda, made available in connection with the work and to prepare a proposal based solely on the Project Manual.
4. **Scope of Services.** The Landscape and Irrigation Maintenance Services are generally described in the "Scope of Services" attached hereto with maintenance locations in the Maintenance Map attached hereto as well as any addenda issued to proposers prior to the submission of Proposals.
5. **Site Inspections.** Site inspections must be scheduled in advance by contacting GMS Field Services staff Joel Blanco at [jblanco@gmscfl.com](mailto:jblanco@gmscfl.com).
6. **Optional Pre-Bid Meeting.** There is an optional pre-bid meeting on June 13, 2024 at 10:00 AM at The Gator Room in Solivita, 385 Village Dr., Kissimmee, FL 34759.
  - a. Proposers must thoroughly familiarize themselves with the property and all conditions pertinent to performing the work.
  - b. No additional compensation nor relief from any obligation of the proposed agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, condition of the irrigation system, any obstructions, drainage conditions and the actual grades.
7. **Interpretation and Addenda of Scope of Services.** No verbal interpretations will be made to any proposer as to the meaning of the Scope of Services. Interpretations, if made, will be written in the form of an addendum and sent by District Manager to all invited proposers. The deadline for submitting questions relative to this project is 12:00 PM on Tuesday, July 2, 2024. Answers will be sent back to all proposers by 5:00 PM on July 3, 2024.
8. **Questions should be Directed to District Manager.** Any questions relating to this solicitation should be directed to the District Manager Tricia Adams at [tadams@gmscfl.com](mailto:tadams@gmscfl.com). The deadline for submitting questions relative to this project is 12:00 PM on Tuesday, July 2, 2024. Questions will not be answered on an individual basis but rather will be aggregated into an addendum to be sent back to all of those who have requested a Project Manual by 5:00 PM on July 3, 2024.

9. **Black Out Period/Cone of Silence.** The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.
10. **Submittal Requirements.** Each Proposal shall include the following information:
- a. **Official Proposal Form.** This solicitation includes Proposal Forms (General Information, Personnel and Equipment, Experience) and Pricing/Bid Forms in Excel spreadsheet format. Such forms are to be filled out and executed completely. Pricing Forms should be provided in Excel spreadsheet format.
  - b. **Required Affidavit.** An executed copy of the Combined Affidavit for Scrutinized Companies, Public Entity Crimes, E-Verify, and Non-Collusion included in this solicitation.
  - c. **Additional Information.** Any other additional information or documents that will assist the Board in evaluating the Proposer pursuant to the Evaluation Criteria.
11. **Submittal of Proposals.**
- a. Interested firms should submit five (5) hard copies and one (1) electronic copy of their Proposal containing the information and materials described herein to the District Manager at 219 East Livingston Street, Orlando, Florida 32801, ATTN: Tricia L. Adams, no later than 4:00 PM on July 9, 2024.
  - b. Proposals will be securely kept and opened publicly at 4:00 PM on July 9, 2024 at 219 East Livingston Street, Orlando, Florida 32801, ATTN: Tricia L. Adams. No proposals will be accepted after the above-mentioned deadline.
12. **Mandatory Attendance at Board Meeting.** Proposers are required to attend the Board meeting scheduled for July 17, 2024, at 12:00 PM at the Starlite Ballroom, 384 Village Dr., Poinciana, FL 34759 to answer any Board questions. Proposers should be prepared to make a brief presentation no more than 15 minutes in length with a 10 minute presentation and 5 minutes of question and answer time with the Board. The Board reserves the right to reschedule the date of the meeting to another date, and if so, will provide appropriate notice.
13. **Proposal Duration.** The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the submission deadline. During this time, all provisions of the Proposal must be in effect, including prices.
14. **Proposal Evaluation Criteria.** Each Proposal will be evaluated using the following criteria:
- a. Responsiveness to each element contained in the Proposal form and this solicitation.
  - b. The proposals shall be ranked based on the criteria presented in the Evaluation Criteria sheets contained within the Project Manual. Price will be one factor used in determining the proposal that is in the District's best interest, but the District explicitly reserves the right to make such award to other than the lowest priced proposal. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District.



**15. Right to Waive Mistakes and Variations.**

- a. Proposals may not be modified after the submission deadline.
- b. Mistakes in arithmetic extension of pricing may be corrected by the Board.
- c. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
- d. The District further reserves the right to request supplementation of any or all Proposals.

**16. Method of Selection, Award, and Right to Reject.**

- a. The Board will evaluate each Proposal pursuant to the evaluation criteria in order to determine which Proposal is in the District's best interest (low price shall not entitle any proposer to be awarded the services).
- b. There is no guarantee that an agreement will be awarded.
- c. The District expressly reserves the right to reject any or all Proposals at any time or until such time as an agreement is fully executed.
- d. If the Board intends on awarding the services to a proposer, it will announce the proposer they desire to engage with at a public meeting. A Notice of Intent to Award will be provided following the public meeting.
- e. The selected proposer shall promptly enter into negotiations with the District to finalize any terms or details.
  - i. If the negotiations are unsuccessful, the District may negotiate with the next proposer(s) whose Proposal(s) was determined to be in the District's best interest until such the negotiation(s) is successful.
- f. The District Counsel will finalize the form of the Landscape Maintenance Agreement upon the successful negotiation.

**17. No Reimbursement of Preparation Costs.** Proposers will not be reimbursed for any cost associated with responding to this solicitation.

**18. Public Records.** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.

**19. Protests:** Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the first advertisement of the Project Manual, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: Poinciana Community Development District, c/o: Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Tricia L. Adams, District Manager. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

**20. Term and Renewal.** The initial term of the agreement will be three (3) years, with additional options to renew for year 4 and year 5. The agreement will automatically renew until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.

**21. Required Disclosure:**

- a. **License and Permit Requirements:** For the purpose of complying with Florida Statue 218.80 titled "Public Proposal Disclosure Act", except as may be described in the Agreement, the successful proposer shall obtain and pay for all permits and licenses necessary for the work. Proposers shall be responsible for complying with Polk County licensing requirements prior to submitting a Proposal and shall submit proof of compliance. Those Proposers who are not duly licensed and/or do not furnish proof thereof with their Proposal may be deemed non- responsive and may be disqualified.
- b. **Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- c. **Scrutinized Companies:** Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- d. **E-Verify.** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- e. **Public Records:**
  - i. All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
  - ii. As further described in the Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (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, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
- f. The District, in its sole discretion, may reject any Proposer the District finds to lack, or whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the Board to lack honesty, integrity, or moral responsibility. The discretion of the Board may be exercised based on the disclosure required herein, the Districts own investigation, public records, or any other reliable source of information. The Board may also reject any Proposer failing to make the disclosure required herein. By submitting a Proposal, Proposer recognizes and accepts that the District may reject the Proposal based upon the exercise of its sole discretion and Proposer waives any claim it might have for damages or other relief resulting directly or indirectly from the rejection of their Proposal based on these grounds, including the disclosure of any pertinent information relating to the reasons for rejection of the Proposal.

**22. Government and Corporate Activism:**

- a. In compliance with Section 287.05701, Florida Statutes, the District shall not request documentation nor take into consideration a vendor's social, political or ideological interests or give preference to a vendor based on the same, when considering government contracts.

**REQUEST FOR PROPOSAL  
LANDSCAPE/GROUNDS 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; Evaluation of uncompleted work load; proposed staffing levels, etc.)

**2. Experience (25 points)**

This category addresses past and current work record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance for the Districts 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?  
Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.?  
Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work?  
Did the contractor use the forms provided from the Project Manual in responding to the proposal?

**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 term of the contract. AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD, AND FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible (10) in this part of the Price evaluation.

**5 points** are allocated for the reasonableness of unit prices.

Proposer's Total Score

(100 Points Possible)

## Poinciana CDD Landscape Maintenance Bid Instructions

Attention Bidder,

Please follow the instructions listed below for additional info on the landscape maintenance services bid for Poinciana CDD including the Fee summary sheet, the scope of services and the landscape map. Thank you.

Instructions and additional information:

1. Please provide a filled-out fee summary schedule (Separate Excel spreadsheet). The Components in the scope align with the components in the fee summary.
2. Please refer to provided coverage area map, and the scope for this bid.
3. The scope of services has the base level of service expected to maintain the property. Please note any additional or recommended services from the bidder that go beyond the provided scope of services.
4. For this bid, please note this is just for Component A – General Services. The other Components should not be priced at this time.
5. The Included map reflects pond locations for mowing services and only includes the mowing of the pond banks. This is from the waters edge to the edge of any private property. This bid is for pond bank mowing services in the marked CDD ponds.
6. Additionally, Please include per unit pricing for the following:
  - A per yard price for installed mulch – Line 31 on the Fee summary
  - A per palm pruning price for a one time pruning – Line 33 on the fee summary
  - Per annual installed pricing – Line 28 on the fee summary
  - Emergency Services
    - Hourly rate for a supervisor – Separate box “Emergency Services” on fee summary
    - Hourly rate for laborer – Separate box “emergency services” on fee summary
7. It is expected you will use the scope, map, and existing site conditions to create your bid. We expect this will require going to site to review ponds and understanding the limits of each pond tract. The bid packet contains all the information we have available to provide for this bid.

Clarification:

1. Ponds are outlined on the map. The pink lines around the light blue ponds denote CDD maintained pond banks. The purple highlights around the ponds denote areas where the golf course maintains the pond banks. The intent is for the CDD vendor to stay off the golf course and they should access portions of ponds the CDD mows on the golf course from common areas when available.



## SCOPE OF SERVICES

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

### General Services- Component “A”

#### **Turf Maintenance**

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

#### **Mowing**

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Contractor will be responsible for any clippings blown into the ponds. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

### **Edging**

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

### **String Trimming**

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

### **Blowing**

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

The contractor will prevent grass clippings, leaves, shrubbery cuttings, and other vegetation and debris from being deposited into the stormwater management system as follows:

During or after each mowing of properties and/or trimming any vegetation included in the agreement, the vendor shall blow or sweep all debris away from stormwater drain inlets. All blowing or sweeping shall ensure that debris is blown or swept in a direction away from the stormwater drain inlets.

All debris and vegetation shall be removed and deposited offsite. Noncompliance with this provision will result in the following:

First documented violation by staff or authorized personnel during any calendar month covered by the contract shall result in a written notice of default to the contractor.

Any subsequent violation as documented by staff or authorized personnel during the same calendar month shall result in a monetary penalty to the vendor of \$1,000. Violations of this provision for three (3) consecutive months will result in a monetary penalty of \$5,000 during months four (4) to six (6) with a written notice of default to the vendor and a requirement for the vendor to appear before the CDD Board of Supervisors to formally present a written plan of action.

Continued non-compliance with this provision may result in termination of the vendor contract.

### **Damage Prevention/Repair**

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

## **Detailing**

If applicable, detailing of bed will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, at a minimum, the contractor will completely detail the entire property once every three weeks. The exception will be any high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

## **Pruning**

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

*Pruning of trees up to a height of 12 feet is included in the scope of the work.* If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

## **Weed Control**

Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

## **Trash Removal**

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

## **Policing**

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

## **Communication**

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided when requested. A copy of these documents should be submitted to the CDD representative electronically or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have these records available should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

## **Staffing**

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall

be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

## Component "B" – Turf Care Program

### ST. AUGUSTINE – If Applicable

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

### BAHIA – Where Applicable (Irrigated areas only)

**Application Schedule** - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.



### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

#### **Zoysia – If Applicable**

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

#### **Monthly Application Schedule - Zoysia**

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

### **Application Requirements: Fertilization**

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

#### **Insect/Disease Control**

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

The Hazard Communication Standard (HCS) of OSHA (29 CFR 1910.1200(g)) requires that chemical manufacturers, importers, and distributors provide Safety Data Sheets (SDSs) for each hazardous chemical they produce, import, or distribute. SDSs, formerly known as Material Safety Data Sheets (MSDSs), are detailed information bulletins that communicate information on hazards to downstream users. SDSs must be provided when requested by management.

#### **Weed Control**

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

## **Warranty**

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

## **Component "C" – Tree/Shrub Care Program**

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

## **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors’ recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

### **Insect/Disease Control**

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35’. All native trees or transplanted trees over 35’ in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

### **Specialty Palms**

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

### **Warranty**

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre- existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

## Component “D” – Irrigation Maintenance

### **Frequency of Service**

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

### **Specifications**

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

### **Service Calls**

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

## Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

### E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

#### **Schedule**

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.



## **Installation**

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

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.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

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

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

## **Maintenance**

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

## **Warranty**

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

## E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

### **Schedule**

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”.

Application will be completed within a two-week time period.

### **Installation**

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

## E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12’ will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15’ will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15’ will be trimmed up to once per year in the month of August.

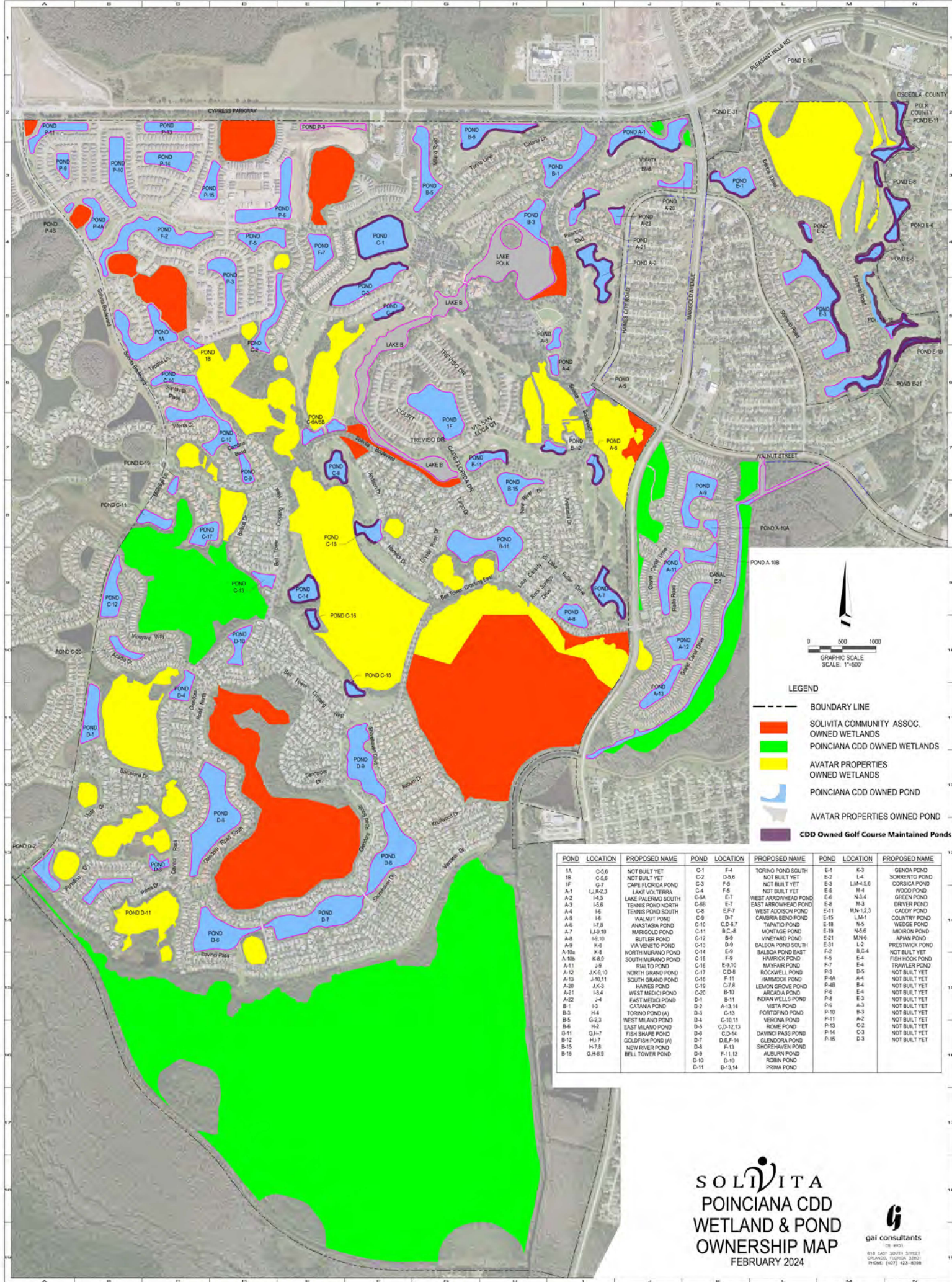
Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.





**SOLIVITA**  
POINCIANA CDD  
WETLAND & POND  
OWNERSHIP MAP  
FEBRUARY 2024

**gal consultants**  
13-9951  
418 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-5388

## PROPOSAL FORM - GENERAL INFORMATION

- Proposer General Information:*

Proposer Name Yardnique, Inc.

Street Address 10014 Chapel Hill Road

P. O. Box (if any) \_\_\_\_\_

City Morrisville State NC Zip Code 27560

Telephone 919-388-9878 Fax no. \_\_\_\_\_

1st Contact Name Matthew Hannan Title Business Developer

2nd Contact Name Alan Anders Title VP of Business Development

Parent Company Name (if any) \_\_\_\_\_

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

- Company Standing:*

Proposer's Corporate Form: Corporation  
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Delaware Date 7/27/2021

Is the Proposer in good standing with that State? Yes X No \_\_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No \_\_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

- 
- *What are the Proposer's current insurance limits?*

General Liability	\$ <u>1,000,000</u>
Automobile Liability	\$ <u>1,000,000</u>
Workers Compensation	\$ <u>1,000,000</u>
Expiration Date	<u>4/28/24</u>

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

CIC and CLIC Irrigation Contractor

Florida Pesticide Applicator License

Follow ANSI trimming and pruning regulations

Employ methodology consistent with Florida Green Industries Best Management Practices

CPCO In-Charge

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## PROPOSAL FORM - PERSONNEL AND EQUIPMENT

- List the location of the Proposer's office, which would perform work for the District.

Street Address 650 W Southport Rd

P. O. Box (if any) \_\_\_\_\_

City Kissimmee State Florida Zip Code 34746

Telephone 689-323-6490 Fax no. \_\_\_\_\_

1st Contact Name Matthew Hannan Title Business Developer

2nd Contact Name Alan Anders Title VP of Business Development

- Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:

<u>1</u>	Supervisors, who will be onsite <u>5</u> days per week;
<u>2</u>	Technical personnel, who will be onsite <u>5</u> days per <u>week</u> ; and
<u>5</u>	Laborers, who will be onsite <u>5</u> days per week.

- Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.
- Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes x No \_\_\_\_ If yes, please provide the following information for each person (attach additional sheets if necessary):

Name: Wayne Bishop

Position / Certifications: Certified Pest Control Operator

Duties / Responsibilities: Pest Control Manager

% of Time to Be Dedicated to This Project: 15 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: Solivita Community Association

Contact: \_\_\_\_\_ Contact Phone: 689-323-6490 Project

Type/Description: Large scale community association

Duties / Responsibilities: Manages pest control applications at the community

Dollar Amount of Contract: \$4.5 million for the total project

Proposer's Scope of Services for Project: Includes pre-emergent and post emergent applications throughout the annual calendar.

Dates Serviced: April 2024

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes\_\_\_ No X*

*For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name \_\_\_\_\_

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

Proposed Duties / Responsibilities: \_\_\_\_\_

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Proposer's Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: \_\_\_\_\_

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

**All of our crew members are required by Solivita to be approved through E-Verify.**

\_\_\_\_\_

\_\_\_\_\_

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

## OFFICERS

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

[illegible]

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

INDIVIDUAL 'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	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
Brandon Whaley	Discript Manager, Orlando	Manages operations in the Orlando and surrounding areas (i.e. Solivita Community)	Kissimmee, FL	5 days on-site	6 months	23 years
Scott Green	Branch Manager	Manages day-to-day operations throughout Solivita Community	Kissimmee, FL	5 days on-site	6 months	20 years
Cesar Mercado	Account Manager	Manages crew leader and service schedules in specific Solivita subdivisions	Kissimmee, FL	5 days on-site	6 months	15 years
Chad Thompson	Account Manager	Manages crew leader and service schedules in specific Solivita subdivisions	Kissimmee, FL	5 days on-site	6 months	16 years
Amanda Castro Rivera	Crew Leader	Manages crews and service quality	Kissimmee, FL	5 days on-site	6 months	5 years
Eduardo Crespo Escalona	Crew Leader	Manages crews and service quality	Kissimmee, FL	5 days on-site	6 months	3 years
Javier Cintron	Crew Leader	Manages crews and service quality	Kissimmee, FL	5 days on-site	6 months	1.5 years
Julian Perez	Crew Leader	Manages crews and service quality	Kissimmee, FL	5 days on-site	6 months	7 years
Jason Samalot	Spray Technician	Manages and applies fertilizer and weed control applications	Kissimmee, FL	5 days on-site	6 months	12 years
Joshua De Jesus	Spray Technician	Manages and applies fertilizer and weed control applications	Kissimmee, FL	5-days on-site	6 months	6 years
Sally Seenarine	Customer Service Representative	Manages client requests and communications to client	Kissimmee, FL	5 days remote via phone/email	6 months	5 years

**COMPANY OWNED MAJOR EQUIPMENT  
TO BE USED IN CONNECTION WITH THE WORK**

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
7	Toro Grandstand 60"	3	650 W Southport Rd
5	52" Wright ZK	2	650 W Southport Rd
5	36" Wright ZK	2	650 W Southport Rd
7	36" ZK Duel Wheel	2	650 W Southport Rd
7	36" Commercial Push	3	650 W Southport Rd
20	FS91R Series String Trimmers	8	650 W Southport Rd
16	2024 RAM 2500	4	650 W Southport Rd
17	Kaufman Trailers	4	650 W Southport Rd



## PROPOSAL FORM - EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*

Yes X No     

*If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: Town of Chapel Hill

Contact: Alam Zakia Contact Phone: 919-969-5022

Project Type/Description: Municipality Grounds Maintenance

Dollar Amount of Contract: \$125,000/year

Scope of Services for Project: Includes mowing, blowing, edging along roadways and other areas in the Town of Chapel Hill. Many of our services correspond with the Town and the University of Chapel Hill's event schedules to maintain a clean appearance during higher trafficked times of the year.

Dates Serviced: 7/1/2022

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2023 = \$125,000

2022 = \$69,268

2021 = N/A

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: Brevard Public Schools

Contact: Matthew Nolle Contact Phone: 321-652-8885

Project Type/Description: Lawn Care for the Brevard County Public Schools

Dollar Amount of Contract: \$71,798/year

How was the project similar to this project?     

Weekly maintenance for Hoover, Indialantci, Madison, and Oak Park. Includes large areas that needed to be maintained efficiently using the correct equipment.

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

List of equipment used on site: 52" Wright ZK, gas powered blowers, string trimmers

\_\_\_\_\_  
\_\_\_\_\_  
List of subcontractors used: N/A

\_\_\_\_\_  
\_\_\_\_\_  
Is this a current contract? Yes X No \_\_\_\_

Duration of contract: 2/1/2023

- *(Information regarding similar projects – continued)*

Project Name/Location: City of Mount Dora

Contact: Reggie Thomas Contact Phone: 352-805-0097

Project Type/Description: Grounds maintenance

Dollar Amount of Contract: \$231,930

How was the project similar to this project? Yardnique maintains large areas including mowing, blowing, and edging for the City of Mount Dora. We also provide mulch in some areas and irrigation maintenance for some of the parks.

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

\_\_\_\_\_  
List of equipment used on site: 60" Mowers, string trimmers, bed edgers, gas powered blowers

\_\_\_\_\_  
List of subcontractors used: N/A

\_\_\_\_\_  
Is this a current contract? Yes X No \_\_\_\_

Duration of contract: 2/1/2023

- *(Information regarding similar projects – continued)*

Project Name/Location: On Top of the World

Contact: Andy Jorgensen Contact Phone: 352-427-0062

Project Type/Description: Landscape Maintenance

Dollar Amount of Contract: \$718,067/year

How was the project similar to this project? Yardnique maintains the landscaping of homes, common areas, and entryways in this premier Florida retirement community.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, edging, pruning, weed & pest control application, irrigation maintenance, blowing/debris removal services

Yardnique maintains the common areas and nearly 1,000 homes for this community in Ocala, FL

List of equipment used on site: 60" Mowers, string trimmers, bed edgers, gas powered blowers, hedge trimmers, chainsaws, pole saws, backpack sprayers, etc.

List of subcontractors used: N/A

Is this a current contract? Yes X No     

Duration of contract: 3/1/2021

• *(Information regarding similar projects – continued)*

Project Name/Location: Solivita Community Association

Contact: Rudy Bautista Contact Phone: 855-490-1804

Project Type/Description: Large scale HOA Community Landscape Maintenance

Dollar Amount of Contract: \$4.5 Million

How was the project similar to this project? Many of the same challenges at Solivita will be consistent with the grounds maintained by Poinciana, and we will be able to use this as well as shared resources/equipment to maintain the turf.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Landscape maintenance common areas, Landscape maintenance residential lots (front, side and back yard), Mulch application (bid per job request),

Palm tree trimming anything over 16' C.T (bid per job request), Fertilization and chemical application,  
Irrigation maintenance, Cypress Parkway landscape and irrigation maintenance

List of equipment used on site: 60" Mowers, string trimmers, bed edgers, gas powered blowers,  
hedge trimmers, chainsaws, pole saws, backpack sprayers, etc.

List of subcontractors used: N/A

Is this a current contract? Yes ☒ No ☐

Duration of contract: 3.5 months

- Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes ☐ No ☒ For each such incident, please provide the following information (attach additional sheets as needed):

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Scope of Services for Project: \_\_\_\_\_

Dates Serviced: \_\_\_\_\_

Reason for Termination: \_\_\_\_\_

- Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ☐ No ☒

If yes, please describe each violation, fine, and resolution \_\_\_\_\_

What is the Proposer's current worker compensation rating? \_\_\_\_\_

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 five years? Yes X No     

If yes, please describe each incident Crew member was involved in a car accident.

\_\_\_\_\_

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*  
Yes      No X If yes, please provide:

The names of the entities \_\_\_\_\_

The state(s) where barred or suspended \_\_\_\_\_

The period(s) of debarment or suspension \_\_\_\_\_

Also, please explain the basis for any bar or suspension:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes ( ) No (X) If yes, provide the following:*

Identify the Case # and Tribunal: \_\_\_\_\_



Describe the Nature of the Action:\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

\_\_\_\_\_

\_\_\_\_\_

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes ( ) No (X) If yes, please explain:*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes ( ) No (X) If yes, please explain:*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Instructions and additional information:

1. Please provide a filled-out fee summary schedule (use the Separate Excel spreadsheet provided in electronic mail – a *sample* page is included in the project manual following this instruction page). The Components in the scope align with the components in the fee summary.
2. Please refer to provided coverage area map, and the scope for this bid.
3. The scope of services has the base level of service expected to maintain the property. Please note any additional or recommended services from the bidder that go beyond the provided scope of services.
4. For this bid, please note this is just for Component A – General Services. The other Components should not be priced at this time.
5. The Included map reflects pond locations for mowing services and only includes the mowing of the pond banks. This is from the waters edge to the edge of any private property. This bid is for pond bank mowing services in the marked CDD ponds.
6. Additionally, Please include per unit pricing for the following:
  - A per yard price for installed mulch – Line 31 on the Fee summary
  - A per palm pruning price for a one time pruning – Line 33 on the fee summary
  - Per annual installed pricing – Line 28 on the fee summary
  - Emergency Services
    - Hourly rate for a supervisor – Separate box “Emergency Services” on fee summary
    - Hourly rate for laborer – Separate box “emergency services” on fee summary
7. It is expected you will use the scope, map, and existing site conditions to create your bid. We expect this will require going to site to review ponds and understanding the limits of each pond tract. The bid packet contains all the information we have available to provide for this bid.

Clarification:

2. Ponds are outlined on the map. The pink lines around the light blue ponds denote CDD maintained pond banks. The purple highlights around the ponds denote areas where the golf course maintains the pond banks. The intent is for the CDD vendor to stay off the golf course and they should access portions of ponds the CDD mows on the golf course from common areas when available.

# Poinciana Community Development District Landscape Fee Summary

Contractor: Yardnique

Address: 650 W Southport Rd, Kissimmee, FL

Phone: 407-492-3322

Fax:

Contact: Matthew Hannan

Email: [matthew.hannan@yardnique.com](mailto:matthew.hannan@yardnique.com)

Property:

Address: 219 E. Livingston St.  
Orlando, Florida, 32801

Phone:

Contact:

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	16,225.00	16,225.00	16,225.00	16,225.00	16,225.00	16,225.00	16,225.00	16,225.00	16,225.00	16,225.00	16,225.00	16,225.00	\$194,700
TURF CARE - <b>NONE AT THIS TIME</b> (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE Includes OTC - <b>NONE AT THIS TIME</b> (Component C) Tree/Shrub Fert/OTC/Drenching													\$0
IRRIGATION MAINT. - <b>NONE AT THIS TIME</b> (Component D)													\$0
ANNUAL CHANGES - <b>NONE AT THIS TIME</b> (Component E.1) Per Annual Pricing:	NA			NA			NA			NA			\$0
BED DRESSING - <b>NONE AT THIS TIME</b> (Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch:					NA						NA		\$0
PALM TRIMMING - <b>NONE AT THIS TIME</b> (Component E.3) Per Palm Price: Palm counts: <b>NONE AT THIS TIME</b>													\$0
<b>TOTAL FEE PER MONTH:</b>	\$16,225	\$16,225	\$16,225	\$16,225	\$16,225	\$16,225	\$16,225	\$16,225	\$16,225	\$16,225	\$16,225	\$16,225	\$194,692
<b>Flat Fee Schedule</b>	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$194,692

\$2.80 per flower installed

\$65 per Cubic Yard Estimated

\$61 per palm

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$194,700
Extra Services Annual Changes, Palm Pruning, Mulch	\$0

## Emergency Services

Supervisor Hourly Rate:	\$115.00
Laborer Hourly Rate:	\$95.00

<b>TOTAL</b>	<b>\$194,700.00</b>
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**Affidavit for  
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion**

*[Solicitation of Proposals for Landscape and Irrigation Maintenance Services]  
Poinciana Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: Yardnique, Inc.

---

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

**Public Entity Crimes**

1. I understand that a “person” or “affiliate” who has been placed on the “convicted vendor list” following a “conviction” for a “public entity crime” (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

**Scrutinized Companies**

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the “Scrutinized Companies that Boycott Israel List” (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the “Scrutinized Companies that Boycott Israel List” nor are we engaged in a boycott of Israel.

**E-Verify**

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida’s E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

**Non-Collusion**

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No.   1   Dated   6/7/2024  

Addendum No.                      Dated                     

Addendum No.                      Dated                     

By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Poinciana Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

\_\_\_\_\_

Signature of Authorized Signatory of Proposer

Sworn before me on \_\_\_\_\_, 2024

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp



## **LANDSCAPE MAINTENANCE AGREEMENT**

(Poinciana CDD and [Yardnique, Inc])

**THIS LANDSCAPE MAINTENANCE AGREEMENT** (“Agreement”), effective as of the [9th] day of [July], 2024 (the “Effective Date”), between the **POINCIANA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is 219 E. Livingston Street, Orlando, Florida, 32801, and [Yardnique], a [C Corporation], (hereinafter referred to as “Contractor”), whose mailing address is [10014 Chapel Hill Road, Morrisville, NC 27560]

### **W I T N E S S E T H:**

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

#### **1. DEFINITIONS.**

(a) Agreement. The Agreement consists of: (i) this Landscape Maintenance Agreement; (ii) the [RFP], dated [July 9th], 2024 attached hereto as Exhibit “A” (the “RFP”); and (iii) the Contractor’s Proposal for Landscape and Irrigation Maintenance, dated [July 9th], 2024, attached hereto as Exhibit “B” (the “Proposal”). 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 15. In the event of any conflict between the terms herein and term(s) in the Proposal or the RFP, the terms herein shall prevail. Notwithstanding the foregoing, the order of precedence shall be: (i) this Landscape Maintenance Agreement; (ii) the RFP; (iii) the Proposal.

(b) Services. The term “Services” or “Work” as used in this Agreement shall be construed to include all activities and services set forth in the Proposal, and all obligations of Contractor under this Agreement, including any addenda or special conditions. If an addendum or additional work is agreed upon by the parties, the Contractor shall be subject to the terms of this Agreement.

**2. SCOPE OF SERVICES.** A description of the nature, scope, location and schedule of the Services to be performed by Contractor under this Agreement shall be as described in the Proposal. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

**3. COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Work on the Effective Date and shall perform same in accordance with any schedules as set forth in the Agreement. The term of this Agreement shall continue for [ ] ( ) years from the Effective Date, unless sooner terminated, extended or modified as set forth in this Agreement. The District shall have two (2) optional renewals as set forth in Article 5 herein.

#### 4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 E. Livingston Street, Orlando, Florida, 32801, Attention: Tricia Adams; provided, however, that the District may, without liability to the Contractor, unilaterally amend this paragraph 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 District's representative for the purpose of this Agreement. The District Manager, as the District's authorized representative shall have the authority to direct and enforce the provisions set forth herein, in accordance with the Scope of Services.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction 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 District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

#### 5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay the Contractor for the Services in the total amount of \$[194,700] for Year 1; \$[200,541] for Year 2; \$[206,557] for Year 3, and retains two (2) optional renewals in the total amount of \$[212,753] for Year 4 and \$[219,136] for Year 5. The Work shall be billed to the District on a monthly basis at a rate of no more than 1/12<sup>th</sup> of the annual compensation provided above.

(b) During the term of this Agreement, the District has the option to procure additional services and products as set forth in Exhibit "D" to the Proposal (the "Additional Services").

(c) Work Authorizations shall mean orders or directives issued by the District. 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 District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Article 2, including the Additional Services, unless Contractor has obtained prior written authorization of District to perform the same.

(d) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.

(e) After any of the Work is completed, the District shall have the right to inspect and/or review the Work to accept or deny the sufficiency of the Work before a monthly payment is required to be made by the District to the Contractor. Contractor's failure to remedy deficiencies within thirty (30) days of being notified by the District may result in a reduction of payment to Contractor for costs which the District may incur, including but not limited to employment of a third party, to resolve such deficiencies.

6. INTENTIONALLY OMITTED.

7. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in 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) Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

(c) Contractor warrants all plantings including but not limited to bushes, plants, trees, grass and other vegetation for one (1) year from the date of installation. During the applicable warranty period, Contractor shall replace, at no additional cost to the District, all materials which are dying, dead, diseased, or otherwise not performing to a commercially reasonable standard. Thirty (30) days before the expiration of any warranted items, Contractor shall submit a report to the District showing the current status of such items and shall coordinate with the District for an on-site review to determine if materials are sufficient.

8. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain

copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline, compliance with laws and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 19.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

#### 9. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor shall adhere to all applicable traffic laws governing the use of vehicles, equipment and personnel in roadways and public spaces. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

#### 10. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work

zones, and handling and use of materials, vehicles, and equipment. Contractor shall ensure that no employees, agents or other personnel working at Contractor's direction stands within public roadways while performing any work as defined in the Scope of Services.

(b) Contractor shall ensure that no employees, agents or other personnel working at Contractor's direction blows or discards debris into the roadways or storm drains within the District.

(c) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(d) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(e) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

(f) Within two (2) business days of discovery of any unsatisfactory safety procedures or of any violation of applicable law or statute guiding safe performance, Contractor shall notify the District Manager in writing, detailing the nature of the violation, the corrective actions taken to remedy future occurrences of similar violations and other such reasonable information as the District Manager may require to ensure safe operations. In the event the District discovers any unsatisfactory safety procedures or any violation of applicable law or statute guiding safe performance, the District shall notify Contractor of the violation and within two (2) business days, Contractor shall provide the District Manager in writing, with the corrective actions taken to remedy future occurrences of similar violations and other such reasonable information as the District Manager may require to ensure safe operations.

#### 11. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;



(ii) Upon request by District, provide District with the requested public 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*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT [TADAMS@GMSCFL.COM](mailto:TADAMS@GMSCFL.COM), OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA, 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.**

12. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement, including but not limited to Contractor's use of the District's property for the storage of equipment, or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;

(iii) 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 \$100,000 per occurrence; and

(iv) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 12(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced

or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 12(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

13. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. INDEMNIFICATION. Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement.

15. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District 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 Scope 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 District. Upon receipt of any 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.

(c) Notwithstanding anything to the contrary in this Article 15, any and all modifications to this Agreement or to the Scope of Services must be in writing, reviewed by the District's counsel and duly executed by the Chairperson of the District and the Contractor.

16. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, 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 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 District 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 District 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, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, 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 District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District 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 District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

17. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District 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.

(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 District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the

Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

18. SUBCONTRACTORS. If the Contractor desires to employ subcontractors in connection with the performance of its Services under this Agreement, upon the District's prior written consent:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any subcontractor. However, it is acknowledged that the District 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 coordinate 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 condition 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 District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

19. COMPLIANCE WITH E-VERIFY SYSTEM.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the

Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

20. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Poinciana Community Development District  
c/o Governmental Management Services – Central Florida,  
LLC  
219 E. Livingston Street,  
Orlando, Florida, 32801  
Attention: Tricia Adams, District Manager  
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, District Counsel  
Telephone: (407) 481-5800

If to Contractor: Yardnique, Inc.  
10014 Chapel Hill Road  
Morrisville, NC 27560  
Attention: Matthew Hannan  
Telephone: (919) 388-9878

(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. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

21. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach



or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

22. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Polk County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN POLK COUNTY, FLORIDA.**

23. SEVERABILITY. In the event that any provision of this 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.

24. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

25. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

26. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement 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 doubtful language will not be interpreted or construed against any Party.

28. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

*[SIGNATURES ON FOLLOWING PAGE]*

**SIGNATURE PAGE TO  
LANDSCAPE MAINTENANCE AGREEMENT**

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed  
affective as of the day and year first above written.

**DISTRICT:**

**POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chairman/Vice-Chair, Board of Supervisors

**CONTRACTOR:**

[ Yardnique ], a [ Corporation ]

By: \_\_\_\_\_  
Print: Matthew Hannan  
Title: Business Developer

# Poinciana Community Development District

## **Addendum #1 Poinciana CDD RFP 2024 Landscape Maintenance Services**

June 7, 2024

To: All Prospective Proposers:

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

### **CLARIFICATIONS/QUESTIONS:**

Q1: Please verify that the bodies of water marked in grey on the attached map (Lake Polk, Lake B, Pond P-8) are owned by Avatar Properties and will not fall under the scope of work for this bid.

*A1: Yes that is correct.*

Q2: Will beds falling within the boundary of service for this bid be maintained under the current bid? While a scope exists for bed detailing under General Services – Component “A”, bed maintenance is broken out under a separate line in the included pricing sheet with a note in red indicating no bed pricing will be applicable to this bid

*A2: Currently the scope is only for pond bank mowing. There are however some ponds that have bed spaces and tree rings within the pond bank area and detailing of those should be included.*

Q3: Will all turf areas within the scope of this bid fall under the category of “Unirrigated pond areas and banks”?

*A3: Yes that is correct. Currently the scope does not include any irrigated turf.*

# Poinciana Community Development District

Q4: Please confirm that all turf mowing under this bid will be performed 32 times annually.

*A4: Yes, That is the current scope.*

Q5: Please confirm that all pond edges that cannot be reached with a full size mower will be string trimmed 16 times annually.

*A5: Yes, that is the current scope.*

Q6: Please quantify desired frequency for sidewalk, curb, and paved surface edging. Does “once during each detail rotation, every three weeks” indicate a 17-18 per year frequency?

*A6: That is correct.*

Q7: When no private property is adjacent to pond banks, should mowing boundaries extend to the nearest walkway? Please specify mowing boundary for banks not adjacent to private housing.

*A7: In these cases the current scope is to the top of the pond bank.*

Q8: Please confirm that tree pruning up to a height of 12 feet is to be included in this scope of work.

*A8: Yes, as this is part of standard detailing. It may be much less frequent for this site, but trees along pond banks should be included for potential trimming.*

Q9: Please define a maximum height for bi-annual, annual, and semi-annual structural pruning.

*A9: There is not a defined height as it is individual to each tree. The specifications to use to trim these can be discussed with CDD management or is also defined in the specs for example crepe myrtles should be trimmed down to thumb width limbs and no further. This will vary from tree to tree.*

Q10: Please provide a count for all trees exceeding 12 feet that will fall within the scope of this bid.

*A10: The CDD does not have this information and if this is needed for a bid then bidders are encouraged to review the site. As a rule bidders should expect to trim trees within pond banks as needed or requested.*

Q11: Please confirm that trimming of Crepe Myrtles is to be included in this scope of work.

*A11: Any trees within a pond bank should be included.*

Q12: Please confirm that pruning of all palms less than 15' in height is to be included in this scope of work.

*A12: Any trees within a pond bank should be included.*



# Poinciana Community Development District

Q13: Please provide desired height for annuals to be priced.

*A13: The bidder should price based on typical industry standards for height. It is understood that annual height may vary based on annual type and also each season or growth interval.*

Q14: Please provide the current contract for these services.

*A14: The current contracted amount for these services is \$192,974.40 or \$16,081.20 monthly. For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you. Additionally bidders can search through records on the district website for any information they may need - <https://poincianacdd.org/>*

Q15: Please provide the previous bid tab for these services.

*A14: These records are not readily available and would require a formal records request. Additionally Agendas and other records can be searched on the PCDD website - <https://poincianacdd.org/> For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you.*

Q16: Please provide information or a map showing the areas of irrigated turf vs non-irrigated turf.

*A16: As this bid is for CDD property and unirrigated pond banks. Assume all turf is unirrigated. No further maps will be provided to bidders.*

Q17: Will more than 32 visits per year be required, or would the visits just be limited to those 32 mows?

*A17: The scope is for 32 pond mows, and as many visits as are required to accomplish that should be determined by the bidder.*

# Poinciana Community Development District

Q18: Good morning. I was wondering if there's a map that shows the areas to be maintained for this bid? There was a wetland pond map attached, but I'm not sure why. Any clarification would help.

*A18: The ponds included in the scope are clearly defined on the RFP map. Please refer to the key included that defines CDD ponds and ponds owned and maintained by other entities. This RFP is for pond mowing services and all the information needed to bid these services is included in the Scope and Map.*

Q19: Are any of the ponds west of Solivita Blvd (west entrance) included in the scope of work?

*A19: Solivita is divided into two CDDs. Poinciana CDD and Poinciana West CDD. This bid is ONLY for Poinciana CDD. Therefore do not include any Poinciana West CDD ponds. The map should be used to determine the cut off. Only bid on ponds included in the RFP map.*

Q20: Who is the current Contractor?

*A20: Floralawn.*

Q21: Why is the current vendor not being renewed?

*A21: Contract term limit requiring a bid.*

Q22: Any available additional maps?

*A22: None at this time.*

Q23: How far is vendor suppose to service (property appraiser map is encouraged to use.)

*A23: To the top of the bank or edge of private property when behind homes. Please refer to property appraiser website if needed.*

Q24: Golf course green and course land.

*A24: CDD ponds on the golf course are largely maintained by the golf course. In areas not maintained by the golf course please only access through CDD easements or paths. Do not use the golf course for access.*

Q25: Asked for current acreage

*A25: The CDD does not have that information. Use google earth or other tools to determine acreage if needed.*

Q26: Asked if aquatic services is current in the community

*A26: There is a current aquatics contract with Solitude.*

# Poinciana Community Development District

Q27: How far in the bank should they service

*A27: As a rule, to the top of the crest of the bank or the edge of private property when behind homes.*

Q28: Asked if trash in water should be picked up due to service

*A28: The scope defines information on trash removal. Any area the bidder will be maintaining should be free of trash.*

Q29: Asked expected start date

*A29: To be determined. This entirely up to board discretion.*

Q30: Asked what components are in consideration (A only?) (encouraged to include other components for future consideration) (encouraged to include irrigation tech hour/pricing)

*A30: Currently only A is being priced.*

Q31: Include hurricane rates and policy in bid packets

*A21: It is recommended the bidders provide any emergency or hurricane rates in their bids.*

Q32: Asked if palm pruning pricing should be included even though it is not being considered. Encouraged to include for future consideration

*A22: Please include per palm pruning price for palms over 12ft for future reference.*

Q33: Asked what type of mulch to be used for pricing.

*A23: Pine bark per sq yrd installed.*

# Poinciana Community Development District

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

Yardnique Inc.

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SIGNATURE:

*Matthew Hannan*

---

DATE: 07/08/2024

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**EXHIBIT “A”**

**RFP**

*[ATTACHED]*



**EXHIBIT “B”**

**PROPOSAL**

## Working With Poinciana CDD

The Poinciana Community Development District has requested a proposal from Yardnique for landscape and grounds maintenance. PCDD would like to begin services in the fall of 2024 or beginning of 2025.

It is essential to the PCDD that the quality of the all turf, shrubbery, trees, beds, and community aesthetics are maintained at the highest possible levels of quality.

### PCDD commitment

It is understood that the aesthetic appeal of the PCDD is essential. At Yardnique, we understand the critical impact that well maintained grounds can have on maintaining and increasing home values. As such, we will ensure the following:

- Community landscape and grounds personnel will always show up on time.
- All personnel are properly trained and conduct themselves in a professional manner.
- We will respect each resident's home and treat each as our individual customer.
- Proactively monitor grounds quality and recommend improvements as appropriate.
- All materials and equipment used is up-to-date and is of the highest standards.
- Ensure best practices for landscape, grounds care and landscape management.
- Best-in-class services and communications to meet the unique needs of the PCDD.
- Dedicated PCDD account manager as the single point of contact for operations.

## We Are Landscape Specialists

Yardnique specializes in landscape design, maintenance and preservation for municipalities, association boards, property managers, and developers. Our goal is to protect the quality, lifestyle and environmental standards of your community in a manner that will delight homeowners and vacation goers, maximize curb appeal and enhance community value.

Now as one of the nation's largest landscape companies, Yardnique, we are nationally recognized for the quality of our services, specializing in community landscaping. Today, we employ over 2500 horticulture and landscaping experts with our sole focus on delivering quality landscaping, irrigation, hardscaping and grounds care services. Based in Raleigh, North Carolina, we serve communities throughout the southeast with a local branch in Orlando and Kissimmee servicing the greater Orlando area. All local management and on-site personnel are trained to serve the particular needs of community board members, property managers and community residents.



## Our mission - centered and clear

***At Yardnique, we work every day to enhance the value and environmental quality of communities by specializing in landscaping and grounds care services.***

Our values translate to high expectations for ourselves but more importantly to deliver exceptional service to the Poinciana Community Development District:

- We always deliver our services with passion, care and diligence.
- PCDD landscapes and grounds will consistently radiate the quality of the community.
- We will be extremely responsive, on-time and our work is always exceptional.
- Services are customized to serve the specialized landscaping needs of PCDD.
- We respect each other, our customers and the environment.
- We wake up every day excited about our work to make better communities.
- We will protect and enhance communities.

## Being Yardnique

Being Yardnique means more than just being the best at what we do. You will find every member of the Yardnique family to be full of energy, passion and enthusiasm for the outdoors. Our people are as committed to their craft as they are to each other and the local philanthropic participation. We offer the following services:

- Landscape management and maintenance services
- Design / build installation hardscapes
- Landscape enhancement / floriculture / horticulture
- Irrigation design / installation / repair / backflow certification
- Land developer community landscape design and installation

## Certifications and registrations

Contractor FEIN #86-3412476

ISA Certified Arborist

State Certified PCO License # JF126720

Licensed Aquatics Operator #CM27581



## The Yardnique Family Scrapbook

When you get to know us, you will immediately recognize the unique character of our people and the consistent quality of our work. Below are a few pictures from the Yardnique scrapbook that show our people on the job, in the community and some of our work.



*Helping our Pollinators*



*All work and sometimes play*



*Earth Day Cookout*



*Safety Training*



*Nashville GROW Event*



*Celebrating Success*



*Quality one plant at a time*



*Beautiful Multifamily Landscapes*



*We'll blow you away*



*Collaborating on the job*



## Quality in every community we serve



*HOA on a grand scale*



*Lighting the way*



*Mulch and Straw Installation*



*Common areas that make a difference*



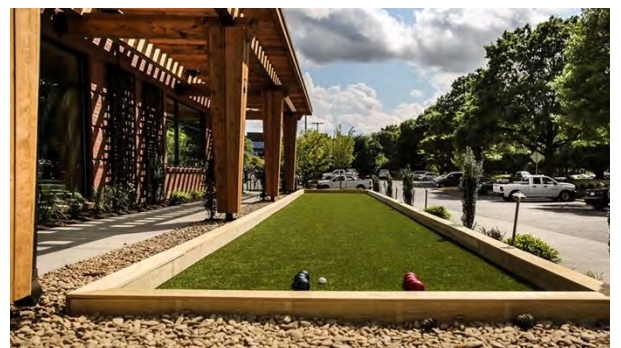
*An impressive entrance*



*Lush community areas enhance value*



*Pristine community areas*



*Perfectly manicured and ready for enjoyment*



# Communications



At Yardnique, we recognize communications with association board members and property managers as vital to our success. As a matter of fact, we believe we can never over-communicate thus, we have implemented various practices and have custom-built a customer portal to ensure you have online access to stay informed about all aspects of our relationship including service reports after each visit, issues management and resolution, action items and activities and all documents.

## Initial landscape assessment

A comprehensive landscape assessment of the entire community, that includes all entrances and common areas. It identifies all areas to be addressed, potential problem areas and recommendations for improvement. This is generally reserved for new contracts.

## Monthly/Quarterly landscape review

A monthly landscape review is conducted each month to assess crew performance, quality control and that we meet the expectations of the association board and property managers. We also prepare a quarterly plan to outline all tasks that will ensure the long-term quality of the community landscapes.

## Weekly service quality checks

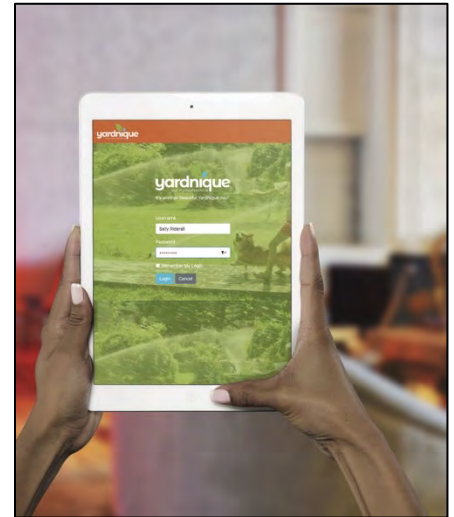
Upon completion of all weekly maintenance, we conduct internal quality checks to ensure all services are complete, identify any issues and provide recommendations for improvement or remediation.

The image displays two overlapping screenshots of the 'syncscope' customer portal. The top screenshot shows a 'QUARTERLY PLAN Q2 2022' for 'HARRINGTON POINTE'. It features a progress bar at 60%, a list of tasks for April with checkboxes for completion, and a sidebar with a calendar. The bottom screenshot shows an 'ORANGE REPORT October 2022' for the same location. It includes contact information for the property manager, a list of service requests (5 open, 2 closed), a checklist of services (Mow, Edge, Trim, etc.) with status indicators, and a 'Resident Notes' section. Both reports include photos of the property and a list of completed tasks on the right side.

# Syncscape

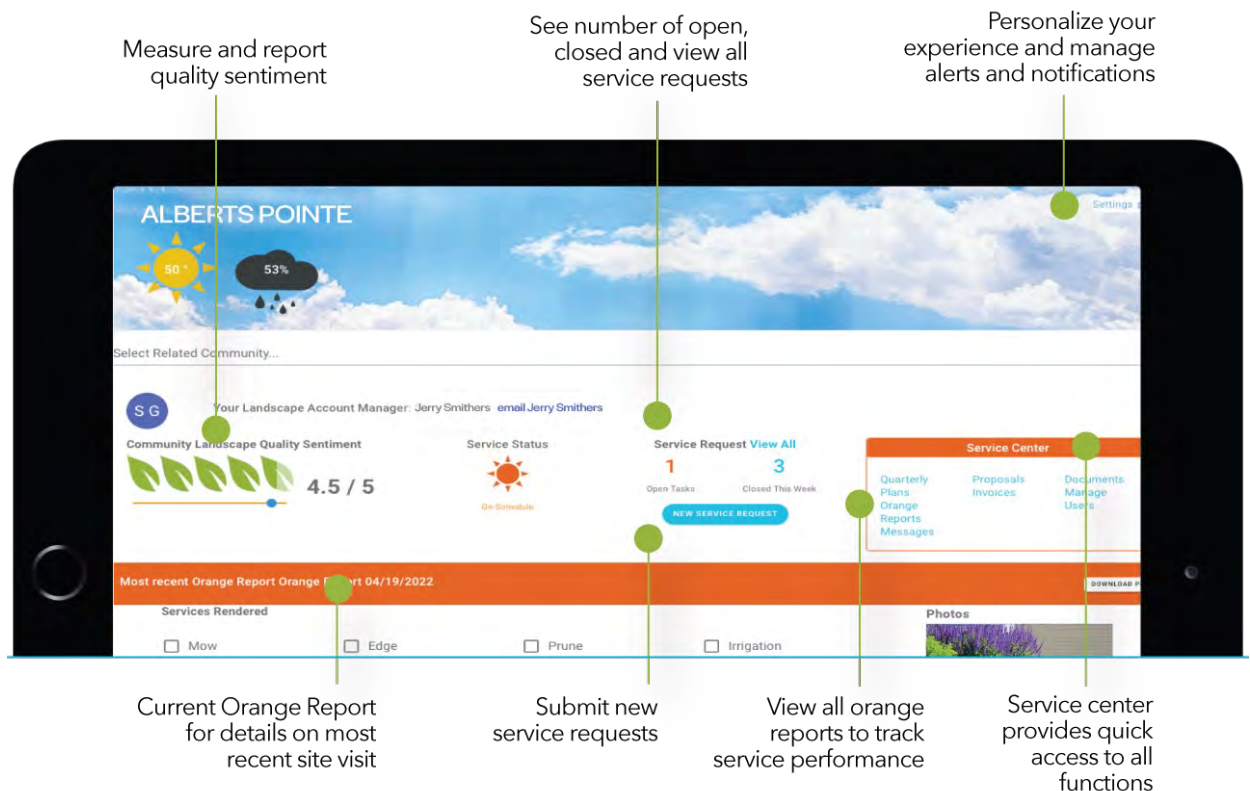
Offered exclusively to our customers, syncscape™ provides online access to comprehensive landscape service reporting, tracking and updates. Submit service requests any time of day with automated status updates via text or email to keep you informed of progress through completion.

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



**Syncscape™ puts all information at your fingertips any time of day and every day.** Our customers are always up to date about the services performed, service requests, irrigation health and landscape installation status. Check out Syncscape on [YouTube](#).

## Landscape Performance in Clear View



## PCDD Landscaping Care Team



The PCDD team brings a wealth of business, landscape, horticulture and HOA experience to ensure outstanding community quality and appeal. The PCDD landscaping will consist of the following dedicated staff roles:

- Account Manager
- Full time Site Manager
- Landscape Service Technicians
- Additional labor will augment full time staff for specialty services such as pruning, flower installations, enhancement and installation projects as needed



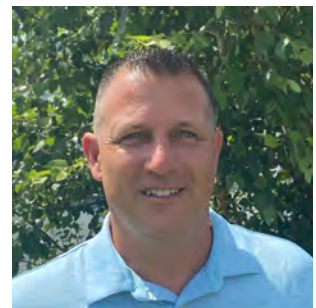
**Brian DuMont**

President/CEO  
Founded YN in 1997



**Jordan Henderson**

Chief Revenue Officer  
Yardnique since 2021



**Alan Anders**

VP of Business Development  
25 years in the green industry



**Matt Hannan**

Business Developer  
Yardnique since 2023



**Brandon Whaley**

District Manager  
Yardnique since 2024



**Ken Catalano**

Regional Manager  
Yardnique since 2024

# Account Management Procedures and Commitments

## Issue resolution

All assigned PCDD management team and supervisors must have on at all times company issued mobile phones and all have access to the mobile scheduling app to ensure alerts and issues can be immediately addressed.

- All pertinent management team members are issued Microsoft workbooks with mobile Wi-Fi to enable remote access to community members and issue notifications.
- Customer portal is currently provided to PCDD at your discretion.
- PCDD property manager will be provided the direct cell phone number for the dedicated Field Supervisors.

## PCDD account management

PCDD Account Manager is ultimately responsible for the success of our relationship including:

- Managing crews
- Training of PCDD crews
- Communication with the Property Manager as needed
- Standard operating procedures for PCDD
- Execution of all contractual agreements
- Quality control - to be the eyes and ears of PCDD performance
- Promote and monitor safety
- Overall customer service and relationship integrity

## Employee training program

- Our company uses industry-leading management software that enables seamless management of scheduling across a unified platform for maintenance, installation, irrigation and landscape projects.
- Quarterly "training days" for all Crew Supervisors are required for all equipment.
- Account Managers periodically work and train with individual property crews.





Thank you.



# Poinciana Community Development District

## **Addendum #1 Poinciana CDD RFP 2024 Landscape Maintenance Services**

June 7, 2024

To: All Prospective Proposers:

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

### **CLARIFICATIONS/QUESTIONS:**

Q1: Please verify that the bodies of water marked in grey on the attached map (Lake Polk, Lake B, Pond P-8) are owned by Avatar Properties and will not fall under the scope of work for this bid.

*A1: Yes that is correct.*

Q2: Will beds falling within the boundary of service for this bid be maintained under the current bid? While a scope exists for bed detailing under General Services – Component “A”, bed maintenance is broken out under a separate line in the included pricing sheet with a note in red indicating no bed pricing will be applicable to this bid

*A2: Currently the scope is only for pond bank mowing. There are however some ponds that have bed spaces and tree rings within the pond bank area and detailing of those should be included.*

Q3: Will all turf areas within the scope of this bid fall under the category of “Unirrigated pond areas and banks”?

*A3: Yes that is correct. Currently the scope does not include any irrigated turf.*

# Poinciana Community Development District

Q4: Please confirm that all turf mowing under this bid will be performed 32 times annually.

*A4: Yes, That is the current scope.*

Q5: Please confirm that all pond edges that cannot be reached with a full size mower will be string trimmed 16 times annually.

*A5: Yes, that is the current scope.*

Q6: Please quantify desired frequency for sidewalk, curb, and paved surface edging. Does “once during each detail rotation, every three weeks” indicate a 17-18 per year frequency?

*A6: That is correct.*

Q7: When no private property is adjacent to pond banks, should mowing boundaries extend to the nearest walkway? Please specify mowing boundary for banks not adjacent to private housing.

*A7: In these cases the current scope is to the top of the pond bank.*

Q8: Please confirm that tree pruning up to a height of 12 feet is to be included in this scope of work.

*A8: Yes, as this is part of standard detailing. It may be much less frequent for this site, but trees along pond banks should be included for potential trimming.*

Q9: Please define a maximum height for bi-annual, annual, and semi-annual structural pruning.

*A9: There is not a defined height as it is individual to each tree. The specifications to use to trim these can be discussed with CDD management or is also defined in the specs for example crepe myrtles should be trimmed down to thumb width limbs and no further. This will vary from tree to tree.*

Q10: Please provide a count for all trees exceeding 12 feet that will fall within the scope of this bid.

*A10: The CDD does not have this information and if this is needed for a bid then bidders are encouraged to review the site. As a rule bidders should expect to trim trees within pond banks as needed or requested.*

Q11: Please confirm that trimming of Crepe Myrtles is to be included in this scope of work.

*A11: Any trees within a pond bank should be included.*

Q12: Please confirm that pruning of all palms less than 15' in height is to be included in this scope of work.

*A12: Any trees within a pond bank should be included.*

# Poinciana Community Development District

Q13: Please provide desired height for annuals to be priced.

*A13: The bidder should price based on typical industry standards for height. It is understood that annual height may vary based on annual type and also each season or growth interval.*

Q14: Please provide the current contract for these services.

*A14: The current contracted amount for these services is \$192,974.40 or \$16,081.20 monthly. For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you. Additionally bidders can search through records on the district website for any information they may need - <https://poincianacdd.org/>*

Q15: Please provide the previous bid tab for these services.

*A14: These records are not readily available and would require a formal records request. Additionally Agendas and other records can be searched on the PCDD website - <https://poincianacdd.org/> For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you.*

Q16: Please provide information or a map showing the areas of irrigated turf vs non-irrigated turf.

*A16: As this bid is for CDD property and unirrigated pond banks. Assume all turf is unirrigated. No further maps will be provided to bidders.*

Q17: Will more than 32 visits per year be required, or would the visits just be limited to those 32 mows?

*A17: The scope is for 32 pond mows, and as many visits as are required to accomplish that should be determined by the bidder.*

# Poinciana Community Development District

Q18: Good morning. I was wondering if there's a map that shows the areas to be maintained for this bid? There was a wetland pond map attached, but I'm not sure why. Any clarification would help.

*A18: The ponds included in the scope are clearly defined on the RFP map. Please refer to the key included that defines CDD ponds and ponds owned and maintained by other entities. This RFP is for pond mowing services and all the information needed to bid these services is included in the Scope and Map.*

Q19: Are any of the ponds west of Solivita Blvd (west entrance) included in the scope of work?

*A19: Solivita is divided into two CDDs. Poinciana CDD and Poinciana West CDD. This bid is ONLY for Poinciana CDD. Therefore do not include any Poinciana West CDD ponds. The map should be used to determine the cut off. Only bid on ponds included in the RFP map.*

Q20: Who is the current Contractor?

*A20: Floralawn.*

Q21: Why is the current vendor not being renewed?

*A21: Contract term limit requiring a bid.*

Q22: Any available additional maps?

*A22: None at this time.*

Q23: How far is vendor suppose to service (property appraiser map is encouraged to use.)

*A23: To the top of the bank or edge of private property when behind homes. Please refer to property appraiser website if needed.*

Q24: Golf course green and course land.

*A24: CDD ponds on the golf course are largely maintained by the golf course. In areas not maintained by the golf course please only access through CDD easements or paths. Do not use the golf course for access.*

Q25: Asked for current acreage

*A25: The CDD does not have that information. Use google earth or other tools to determine acreage if needed.*

Q26: Asked if aquatic services is current in the community

*A26: There is a current aquatics contract with Solitude.*

# Poinciana Community Development District

Q27: How far in the bank should they service

*A27: As a rule, to the top of the crest of the bank or the edge of private property when behind homes.*

Q28: Asked if trash in water should be picked up due to service

*A28: The scope defines information on trash removal. Any area the bidder will be maintaining should be free of trash.*

Q29: Asked expected start date

*A29: To be determined. This entirely up to board discretion.*

Q30: Asked what components are in consideration (A only?) (encouraged to include other components for future consideration) (encouraged to include irrigation tech hour/pricing)

*A30: Currently only A is being priced.*

Q31: Include hurricane rates and policy in bid packets

*A21: It is recommended the bidders provide any emergency or hurricane rates in their bids.*

Q32: Asked if palm pruning pricing should be included even though it is not being considered. Encouraged to include for future consideration

*A22: Please include per palm pruning price for palms over 12ft for future reference.*

Q33: Asked what type of mulch to be used for pricing.

*A23: Pine bark per sq yrd installed.*



# Poinciana Community Development District

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

Yardnique Inc.

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SIGNATURE:

*Matthew Hannan*

---

DATE: 07/08/2024

---

Poinciana Community Development District Landscape Fee Summary

Contractor: Yardnique

Property:

Address:

Address: 219 E. Livingston St.  
Orlando, Florida, 32801

Phone: 407-492-0071

Phone:

Fax:

Contact: Matt Hannan

Contact:

Email: [matthew.hannan@yardnique.com](mailto:matthew.hannan@yardnique.com)

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing													\$194,692
TURF CARE - NONE AT THIS TIME (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE Includes OTC -NONE AT THIS TIME (Component C) Tree/Shrub Fert/OTC/Drenching													\$0
IRRIGATION MAINT. - NONE AT THIS TIME (Component D)													\$0
ANNUAL CHANGES - NONE AT THIS TIME (Component E.1) Per Annual Pricing:	NA			NA			NA			NA			\$0
BED DRESSING - NONE AT THIS TIME (Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch:					NA						NA		\$0
PALM TRIMMING - NONE AT THIS TIME (Component E.3) Per Palm Price: Palm counts: NONE AT THIS TIME													\$0
TOTAL FEE PER MONTH:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$194,692

\$2.50 per flower installed

\$65 per Cubic Yard Estimated

\$61 per palm

Flat Fee Schedule	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$16,224	\$194,692
-------------------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	-----------

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$194,692
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0
---	-----

TOTAL	\$194,692.00
-------	--------------

Emergency Services

Supervisor Hourly Rate:	\$115.00
Laborer Hourly Rate:	\$95.00

1. Please fill in the Contractor information at the top left portion of the page.
2. General Services - Fill in each month with the dollars to perform this portion of the Scope of Work. Do not use averaged dollar amounts.
3. Turf Care - Fill in the dollar amount to perform the services each month as outlined in the Scope of Work .
4. Tree/Shrub Care - Fill in the dollar amount to perform the services each month as outlined in the Scope of Work.
5. Bedding Plants - Fill in the quantity of plants to be installed each rotation if not already listed, then fill in the dollar amount to purchase and install quantity in the months specified in the Scope of Work. Also insert the number of plants installed in each rotation below the dollar amount in the months they are to be installed.
6. Bed Dressing - Fill in the quantity of Bed Dressing that is recommended to be installed (if quantity not already listed or Provided) then fill in the dollar amount in the month specified in the Scope of Work. Please include a per yard price. Twice per year in May and Nov.
7. Palm Trimming - Count and Fill in the quantity of each palm variety that will be pruned if not already listed, then fill in the dollar amount to trim each variety in the months indicated in the Scope of Work. Please insert your numbers in the row that corresponds to the specific variety of palm that is to be pruned that month.
8. Irrigation Maintenance - Fill in the dollar amount to perform each services as outlined in the Scope of work. Fill in zone count if known (not required)

ill that  
ar amounts

ollar amount to purchase and install that quantity

fic

red)





Yardnique

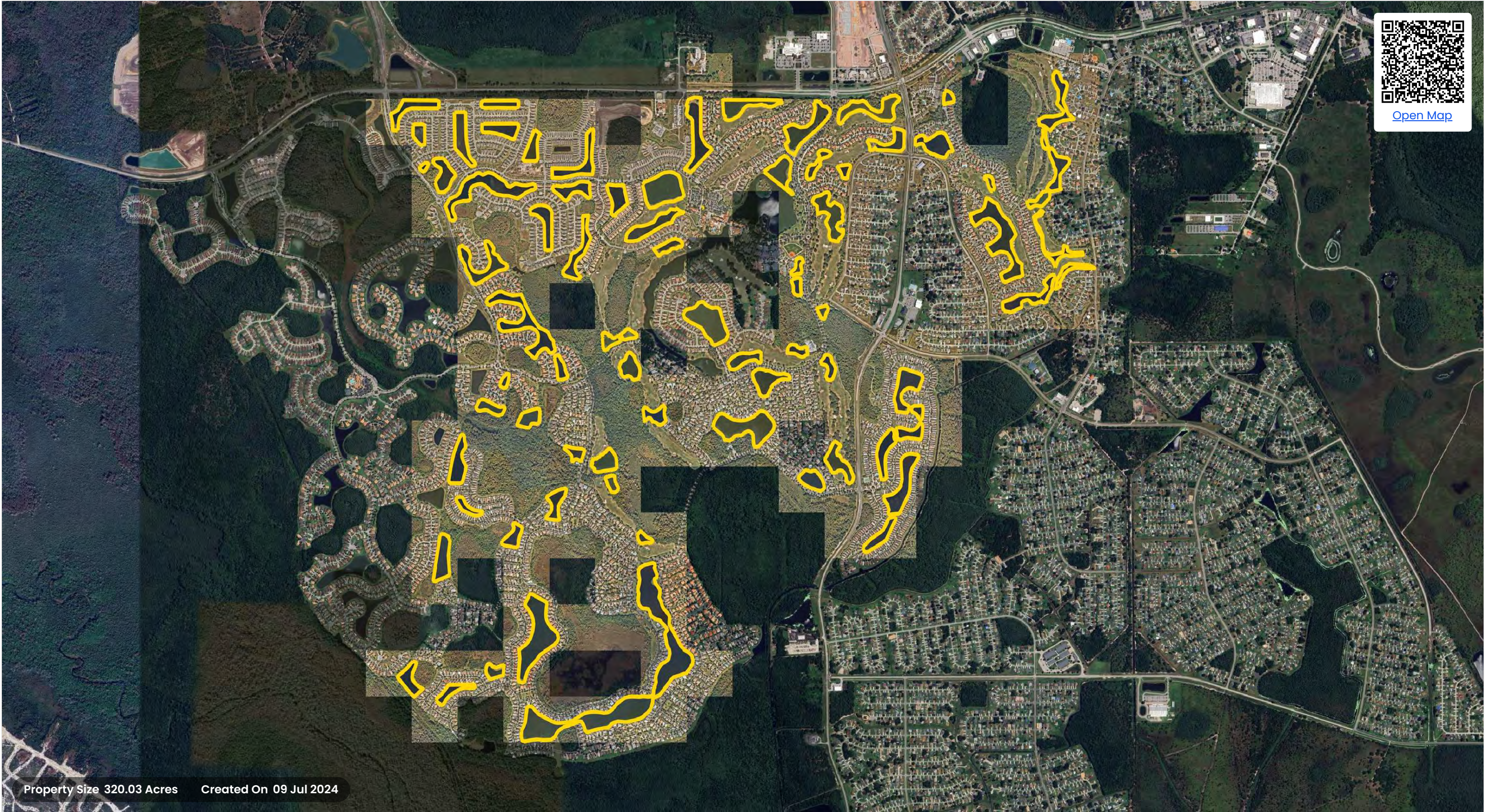
# Takeoff report – 06.20 AM Jul 09 2024 – Base View (Si... – auto

📍 395 Village Dr, Kissimmee, FL 34759, USA

Created by: [matth@trimacoutdoor.com](mailto:matth@trimacoutdoor.com)

Created on: 09 July 2024









Contents

Thank you ..... Page 4





Yardnique

# Thank You!

## Takeoff report – 06.20 AM Jul 09 2024 – Base View (Si...-auto

📍 395 Village Dr, Kissimmee, FL 34759, USA

Created by: [matth@trimacoutdoor.com](mailto:matth@trimacoutdoor.com)

Created on: 09 July 2024



# SECTION G



## Landscape & Irrigation Maintenance Proposal

*Prepared for*

**Poinciana CDD**

July 2024



**YELLOWSTONE**  
LANDSCAPE







407-396-0529 tel

1773 Business Center Lane  
Kissimmee, FL 34758

July 2, 2024

Clayton Smith  
219 E. Livingston Street  
Orlando, FL 32801  
407-841-5524

**Re: Response to Proposal Landscape and Irrigation Maintenance Services for Poinciana Community Development District**

To Mr. Smith and Committee,

Thank you for the opportunity to bid the landscape maintenance for the Poinciana 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 community, 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.
- **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 Poinciana CDD can be proud of.

Sincerely,

*Nicole Ailes*

Nicole Ailes  
Business Development Manager  
Yellowstone Landscape  
[nailes@yellowstonelandscape.com](mailto:nailes@yellowstonelandscape.com)  
559-977-4719



# REQUIRED DOCUMENTS

## PROPOSAL FORM - GENERAL INFORMATION

- Proposer General Information:*

Proposer Name Yellowstone Landscape- Southeast LLC

Street Address 3235 N. State Street

P. O. Box (if any) \_\_\_\_\_

City Bunnell State FL Zip Code 32110

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name Nicole Ailes Title Business Development Manager

2nd Contact Name Josean Lopez Title Business Development Manager

Parent Company Name (if any) N/A

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

- Company Standing:*

Proposer's Corporate Form: Corporation  
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Delaware Date April 2008

Is the Proposer in good standing with that State? Yes X No \_\_\_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No \_\_\_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

- 
- *What are the Proposer's current insurance limits?*

General Liability                      \$ 2,000,000  
Automobile Liability                \$ 1,000,000  
Workers Compensation \$ 1,000,000  
Expiration Date                      April 2025

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

Certified Pest Control Operator- In good standing

---

ISA Certified Arborist- In good standing

---

Irrigation Specialty Contractor- In good standing

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## PROPOSAL FORM - PERSONNEL AND EQUIPMENT

- List the location of the Proposer's office, which would perform work for the District.

Street Address 1773 Business Center Lane

P. O. Box (if any) \_\_\_\_\_

City Kissimmee State FL Zip Code 34758

Telephone 407-396-0529 Fax no. 407-396-2023

1st Contact Name Pete Wittman Title Branch Manager

2nd Contact Name Elisamuel Flores Title Account Manager

- Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:

<u>1</u>	Supervisors, who will be onsite <u>4</u> days per week;
<u>1</u>	Technical personnel, who will be onsite <u>1</u> days per <u>month</u> ; and
<u>4</u>	Laborers, who will be onsite <u>4</u> days per week.

- Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.

**\*Resumes are in Personnel Tab**

- Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No \_\_\_\_ If yes, please provide the following information for each person (attach additional sheets if necessary):

Name: Landon Pyle

Position / Certifications: Certified Pest Control Operator

Duties / Responsibilities: Overseeing fert/chem operations

% of Time to Be Dedicated to This Project: 5 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: Reunion East CDD & Reunion West CDD

Contact: Alan Scheerer Contact Phone: 407-398-2890 Project

Type/Description: Community Development District

Duties / Responsibilities: Landscape Maintenance

Dollar Amount of Contract: \$750,000+

Proposer's Scope of Services for Project: Mowing of common area turf, pruning of landscape beds, maintenance of annual flower beds, pest and weed control in turf and shrubs, irrigation inspection palm pruning, and mulching.

Dates Serviced: 2008-current



- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes\_\_\_ No X*

*For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name \_\_\_\_\_

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

Proposed Duties / Responsibilities: \_\_\_\_\_

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Proposer's Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: \_\_\_\_\_

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

Our company adheres to the state's E-Verify program, all employees must past a drug test,  
and all management and techinical personel must pass a background check.

\_\_\_\_\_

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

## OFFICERS

**PROPOSER:** Yellowstone Landscape- Southeast LLC

DATE: 7/5/24

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

[illegible]

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

PROPOSER: Yellowstone Landscape- Southeast LLC

DATE: 7/5/24[illegible]

**COMPANY OWNED MAJOR EQUIPMENT  
TO BE USED IN CONNECTION WITH THE WORK**

**PROPOSER:** Yellowstone Landscape- Southeast LLC

DATE: 7/5/24[illegible]

## PROPOSAL FORM - EXPERIENCE

- Has the Proposer performed work for a community development district previously?

Yes ☒ No ☐

If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: Reunion East and Reunion West CDD, Reunion, FL

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

Project Type/Description: Community Development District

Dollar Amount of Contract: \$750,000+

Scope of Services for Project: Mowing of common area turf, pruning of landscape beds,  
and several ponds to mow and maintain.

Dates Serviced: 2008-current

- List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:

2023 = \$9,000,000

2022 = \$9,000,000

2021 = \$8,200,000

- Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.

Project Name/Location: Solterra CDD, Davenport, FL

Contact: Larry Krause Contact Phone: 321-263-0132 ext.742

Project Type/Description: Community Development District

Dollar Amount of Contract: \$175,000+

How was the project similar to this project? Project consists of common area within  
an HOA similar to Poinciana CDD

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing of right-of-ways common areas, and ponds,  
trimming and weeding of landscape beds, irrigation inspections, fertilization of turf  
and shrubs, palm pruning, and mulching

List of equipment used on site: Mowers, edgers, string-trimmers, hedge-trimmers,



backpack blowers, and buffalo blower.

List of subcontractors used: Enviro Tree Services

Is this a current contract? Yes ☒ No ☐

Duration of contract: 2015- current

• *(Information regarding similar projects – continued)*

Project Name/Location: Dowden West CDD, Orlando, FL

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

Project Type/Description: Community Development District

Dollar Amount of Contract: \$300,000+

How was the project similar to this project? Common area pond mowing within various HOAs

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing and landscape detailing of common areas  
detailing of common areas and ponds, irrigation, fertilization and pest control,  
palm pruning, and mulching

List of equipment used on site: Mowers, edgers, string-trimmers, hedge-trimmers  
backpack blowers, and buffalo blower.

List of subcontractors used: Bloom Masters (annual flower installation)

Is this a current contract? Yes ☒ No ☐

Duration of contract: 2019-current

• *(Information regarding similar projects – continued)*

Project Name/Location: Hills of Minneola CDD, Minneola, FL

Contact: Mark Hills Contact Phone: 407-847-2280

Community Development District

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \$200,000+

How was the project similar to this project? Common area and pond mowing within an HOA

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing and detailing of landscaping, weeding, irrigation inspections, fertilization of turf and shrub beds, and portering.

List of equipment used on site: Mowers, edgers, string-trimmers, hedge-trimmers, backpack blowers, and buffalo blower.

List of subcontractors used: Ridge Valley Environmental

Is this a current contract? Yes X No \_\_\_\_\_

Duration of contract: 2022-current

• *(Information regarding similar projects – continued)*

Project Name/Location: Narcoossee CDD, Orlando, FL

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

Project Type/Description: Community Development District

Dollar Amount of Contract: \$200,000+

How was the project similar to this project? Common area pond mowing and detailing within various HOAs

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing and detailing of landscaping, weed control, irrigation inspections, fertilization of turf and shrub beds, and portering.



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 five years? Yes \_\_\_\_ No X

If yes, please describe each incident \_\_\_\_\_

\_\_\_\_\_

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*  
Yes \_\_\_\_ No X If yes, please provide:

The names of the entities \_\_\_\_\_

The state(s) where barred or suspended \_\_\_\_\_

The period(s) of debarment or suspension \_\_\_\_\_

Also, please explain the basis for any bar or suspension:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

Not Applicable

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

Not Applicable

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes ( ) No (X) If yes, provide the following:*

Identify the Case # and Tribunal: \_\_\_\_\_

Describe the Nature of the Action:\_\_\_\_\_

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Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

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- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes ( ) No (X) If yes, please explain:*

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- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes ( ) No (X) If yes, please explain:*

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386.437.6211 tel  
386.437.5143 fax

3235 North State Street  
PO Box 849  
Bunnell, FL 32110

[www.yellowstonelandscape.com](http://www.yellowstonelandscape.com)

July 2, 2024

Poinciana CDD  
219 E Livingston St.  
Orlando, FL 32801

RE: Project Manual for Landscape and Irrigation Maintenance Services

Dear Sir/Madam:

I, Chris Adornetti, a Secretary in the Yellowstone Landscape corporation, authorize Nicole Ailes to negotiate and sign on our firm's behalf on all services and agreements related to the listed as "Project Manual for Landscape Maintenance Services".

Sincerely,

Chris Adornetti  
Secretary  
Yellowstone Landscape

## Poinciana CDD

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A large, light gray, stylized flower graphic with eight petals, centered on the page. The word "PERSONNEL" is overlaid in the center of the flower.

# PERSONNEL



*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.



# Trusted by Clients Across the Country



Yellowstone Landscape serves our clients from local branch locations across the South, Southwest, and Midwest United States.

Our talented Landscape Professionals are experts in their local areas, delivering excellence in commercial landscape maintenance, installations and enhancements, tree care, and snow & ice services.

These local operating teams are supported by the collective strength of a national leader in commercial landscaping services.

And we empower our local leadership to make decisions in the best interest of our clients and their properties. No excuses, no calling headquarters for approval, no corporate red tape. Just do what's right.

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the trusted commercial landscaping partner of choice to our valued clients across the country.



# 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.**



# 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



# 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.



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.**



# Our Place in Our Industry



2021 RANK	COMPANY	2020 RANK	2020 REVENUE	HEADQUARTERS	EMPLOYEES	% CHANGE FROM 2019	% CHANGE EXPECTED FOR 2021	%LD/	%II/	%CR	%RR
1	BrightView Landscapes	1	\$2,346,000,000	Blue Bell, Pa.	21,000	-3%	N/A				
2	TruGreen	2	\$1,400,000,000	Memphis, Tenn.	13,570	1%	N/A				
3	The Davey Tree Expert Co.	3	\$1,287,552,000	Kent, Ohio	10,300	13%	5%				
4	Yellowstone Landscape	5	\$358,000,000	Bunnell, Fla.	4,270	34%	10%				
5	Bartlett Tree Experts	4	\$352,000,000	Stamford, Conn.	2,200	8%	7%				
6	Gothic Landscape	6	\$230,000,000	Valencia, Calif.	2,000	0%	9%				
7	Outwrx Group	★	\$225,191,000	Westbury, N.Y.	4,299	8%	12%				
8	Ruppert Landscape	7	\$213,165,000	Laytonville, Md.	1,820	2%	18%				
9	Weed Man	8	\$212,928,956	Orono, Ontario	3,559	14%	9%				
10	LandCare	10	\$208,000,000	Frederick, Md.	3,600	12%	15%				
11	Divisions Maintenance Group	★	\$184,961,302	Newport, Ky.	457	31%	8%				
12	HeartLand	14(t)	\$184,000,000	Kansas City, Mo.	2,100	19%	40%				
13	SavATree	13	\$182,600,000	Bedford Hills, N.Y.	1,430	4%	6%				
14(t)	Park West	11	\$180,000,000	Rancho Santa Margarita, Calif.	1,600	-3%					
14(t)	U.S. Lawns	12	\$180,000,000	Orlando, Fla.	2,400	N/A					
16	Lawn Doctor	16	\$162,000,000	Holmdel, N.J.	2,000	13%					



Each year the lawn and landscape industry's leading trade publications rank the largest firms in lawn care, tree care, and landscaping services. Among the largest "green industry" companies in North America, Yellowstone Landscape is pleased to have been in the top 10 for each of the past four previous years.

We attribute our tremendous growth and staying power at the top of our industry to two very important groups of people. First, to the thousands of customers, and the properties and projects they allow us to create and maintain for them.

Second, to the more than four thousand Yellowstone Landscape Professionals who wear our uniform and take care of the valuable relationships we've built with our clients.

Without the trust of our customers or the dedication of our employees Yellowstone Landscape would not exist as it is today.

As we look forward to continued opportunities to serve new clients and to bring more talented individuals into our company, we vow to never lose sight of the people who made us one of our industry's most successful and respected firms.

# Building Lasting Partnerships



Yellowstone Landscape has developed a reputation for creating and maintaining award-winning landscape environments for some of the country's most recognized brands.

**But the work is only part of the reason that clients choose to partner with us.**

Because of our proactive approach, flexible scheduling to accommodate special events, and a relentless focus on communication, our clients choose to continue their partnerships with us, year after year.

Our focus on building lasting relationships with the clients we serve, has led to many partnerships that have been established and grown over time. In fact many of these partnerships now span more than a decade of successful service. We believe that our

high-quality landscapes, coupled with superior customer service are why clients look to us for all their landscape needs.

Yellowstone clients know that effectively managing their property's landscape is a **lifetime commitment** that requires careful coordination of services. That's why our approach to managing your property's landscape investment includes regular maintenance services, paired with detailed fertilization and pest management plans, to keep your property looking its best, while preserving the long-term health of your landscape.

Yellowstone Landscape is honored to serve each of our clients' properties and we look forward to **continuing our tradition of award-winning service** as we build new relationships with clients across the United States.



# Industry Recognition



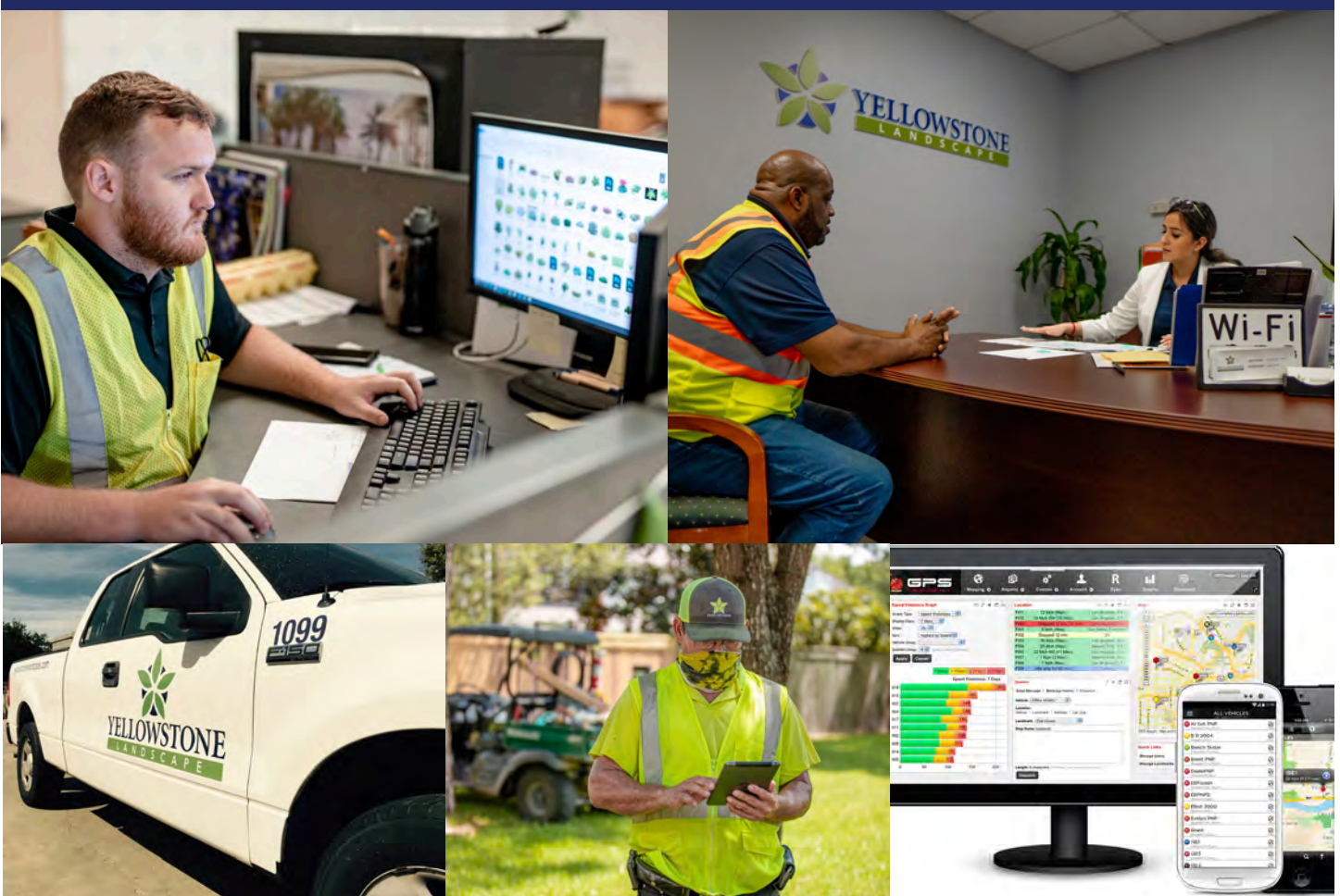
Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning 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



# Our Technology at Work for You



Technology in the landscape industry is rapidly evolving. Yellowstone Landscape is taking advantage of this innovation to improve our communication, tracking, and billing systems, allowing us to offer more efficient service visits and faster response times for our clients.

Over a decade ago, we began issuing **smart phones** to all our field service supervisors and technical specialists, but as new products have come to market, Yellowstone has continued to improve our technological capabilities.

All Yellowstone Landscape **fleet vehicles** are equipped with **GPS tracking devices**, enabling us to see where our vehicles are at any given time,

and how long our service crews spend at each property. GPS tracking also enables our Safety teams to make sure our drivers are obeying speed limits and traffic laws.

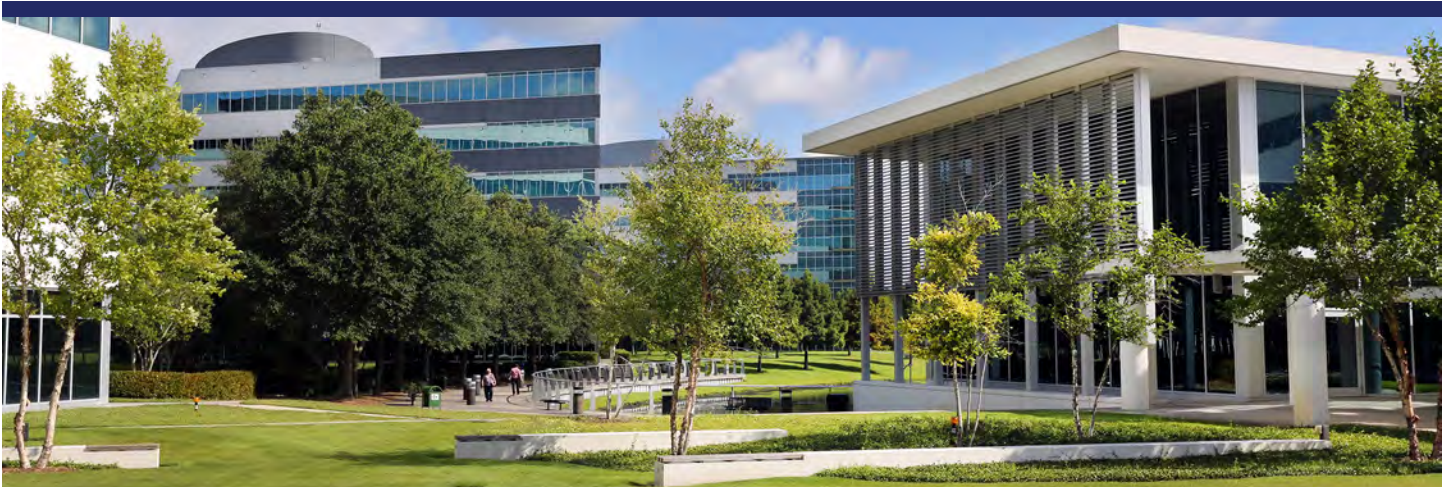
In addition to field level improvements, Yellowstone continues to lead the industry with real time reporting on costs and labor utilization, enabling us to produce monthly service billings at **greater than 99% accuracy**. We even integrate with most major accounting systems, to help you automate your procurement system's payment processes.

We will remain technological leaders in our industry and as technology improves, so will we.



# Capabilities Statement

## *Commercial Landscaping Services*



### CORPORATE OVERVIEW

Yellowstone Landscape began in 2008 with the unification of established, independently successful regional landscape companies. Since then, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape maintenance, landscape design and installation, tree care, irrigation, and snow & ice management services.

As the landscape industry's largest privately held company, we are proud to serve more than three thousand client properties from over 50 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.

### COMPANY DATA

Business Entity Name: Yellowstone Landscape - Southeast LLC  
Headquarters Address: 3235 N State St, Bunnell, FL 32110  
FEI/EIN Number: 20-2993503  
Incorporation Date: 01.28.2008 (Delaware)

### SERVICES OFFERED



**Landscape Maintenance**



**Landscape Enhancements**



**Landscape Installation**



**Commercial Tree Care**



**Irrigation & Water Management**



**Snow & Ice Management**





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## Financial Stability

Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 4000 clients from 45 local branch operations facilities across 12 states in the South, Southwest, and Midwest. In 2019 Yellowstone's growth reached a level that made us the **largest, privately-owned landscape service company in North America.**

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded \$358,000,000 in 2020. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of \$50 million, with bonding capacity up to \$40 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

### Bank Reference Information:

Kyle Blummer  
Antares Capital, L.P.  
Chicago, IL 60661  
P: 312-638-4042

# Principal Officers

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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.

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**Harry Lamberton** was named **President and CEO** of Yellowstone Landscape in May of 2023, after joining Yellowstone in January of 2022 as President. As CEO, Harry leads and drives Yellowstone's strategy, continued growth, quality service, focus on safety, and maintaining a great place to work for all employees, applying expertise gained from over 20 years of leading environmental and sustainability businesses at Waste Management. Harry continues to be active in broadly supporting sustainability and the environment by serving on the Conference Board's Global Sustainability Centre's Advisory Board, the Board of Directors of the Sustainability Institute at the University of New Hampshire and the Board of Directors of Friends of the Chicago River. Harry holds a BA from the University of New Hampshire and an MBA from the Goizueta School of Business at Emory University.



**Timothy (Timo) Sherman** serves as **Chief Financial Officer** of Yellowstone Landscape with oversight over all Finance, Accounting, IT, and Procurement functions. He has led the financial analysis team since 2018, focusing on excellence in planning, forecasting, budgeting, analysis, acquisition planning, due diligence, closing and initial integration management, and any other areas requiring financial evaluation and insight. He first worked in landscaping as a construction project manager, then account manager and branch manager for Cornerstone Landscape, which was acquired by Yellowstone in 2012. Timo holds a BS from the Fisher School of Accounting at the University of Florida and an MBA from Jacksonville University and has experience in Staff and Cost Accounting.



**Tim Portland** has served as the **Executive Chairman** of Yellowstone Landscape since May of 2023. As Executive Chairman he is highly active and engaged within the company, supporting the company's executive leadership. Prior to his current role, he led the company as CEO for more than a decade. In addition to chairing Yellowstone's Board of Directors, Tim serves on the Board of Directors of the National Association of Landscape Professionals and chairs the association's H-2B steering committee. He also serves on the Board of the Seasonal Employment Alliance, an advocacy organization focused on congressional reform of the guest worker visa programs that sustain seasonal businesses across the United States.



**Blaine Peterson** serves as Yellowstone Landscape's **Vice President of Business Development**, where he is responsible for the company's industry-leading sales team, a critical component of Yellowstone's superior growth and track record with customers. Blaine has been a part of the company since 2005, in ascending roles and responsibilities including Branch Manager and Business Development Manager, while founding the company's Jacksonville, Florida location. Blaine has a background in commercial real estate and holds a degree from Florida State College.

# Cheyne Solesbee, *General Manager*



As the General Manager of our North and Central Florida markets, Cheyne is responsible for overseeing each of the local branches. Cheyne assists with the growth of our branches. He coordinates operations, which includes personnel, equipment, safety regulations, and other resources. He works with each local branch to maintain the highest quality projects and ensures the team provides world class service to our customers.

## Education

***Texas A&M University***, College Station, Texas  
 Bachelor of Science in Agronomy

## Relevant Experience

***General Manager***, Yellowstone Landscape – North and Central Florida  
 2024-present

Responsible for all landscape operations within Yellowstone Landscape's North and Central Florida markets, including our Orlando, Kissimmee, Apopka, and Leesburg branches. Oversees all branches operations and employees, builds operational strategies that improve company-wide quality, and manages operations training.

***Branch Manager***, Yellowstone Landscape – Jacksonville, FL  
 2018-2023

Responsible for landscape maintenance and installation operations, works with all plans and specifications for each project and has extensive knowledge of the 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, and identifies equipment and resources needed for each project.

***Account Manager***, Yellowstone Landscape – Jacksonville, FL  
 2012-2017

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 on-going field-safety and operations training, and maintains regular communications with clients.

## Cheyne Solesbee, *General Manager*

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***Project Manager***, Yellowstone Landscape – Jacksonville, FL

2009-2011

Responsible for landscape installation operations, works with all plans, blueprints, and specifications for each project, hires and coordinates construction crews, balances the workload and materials for each project, maintains up-to-date roster of all personnel and job activities, identifies equipment and resources needed for each project, assures preventative maintenance on all equipment, conducts regular inspections of in-progress projects, and identifies training needed for personnel.

***Assistant Project Manager***, Yellowstone Landscape – Jacksonville, FL

2007-2009

Works with all plans, blueprints, and specifications for each landscape installation project, coordinates construction crews, and balances the workload and materials for each project.



# Pete Wittman, Branch Manager



As the branch manager of our Orlando-South branch, Pete 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 landscape and ensures team delivers a high level of customer service and engagement.

Pete brings his extensive horticultural education and years of green industry experience to the Orlando-South location of Yellowstone Landscape.

## Education

***Pennsylvania State University, State College, PA***  
Bachelor of Sciences – Landscape Contracting, School of Agriculture

## Relevant Experience

***Regional Sales Manager***, Yellowstone Landscape – Austin, TX  
2020 – May of 2022  
Responsible for managing Yellowstone Landscape’s sales team across Arizona, Nevada, New Mexico, and Texas. Provided sales leadership for 30+ Business Development Managers within their assigned territories to ensure they were growing their local branches and meeting or exceeding their budgeted growth. Other duties include client relations, marketing, staff evaluation and development, estimating, and contract administration.

***Business Development Manager***, Yellowstone Landscape – Orlando, FL  
2016 – November of 2020  
Responsible for developing and maintaining new and existing relationships in the Central Florida Market. Responsible for meeting or exceeding annual growth goals for local branches. Other duties include networking, estimating, proposal development, CRM management, training/development of Yellowstone employees, and landscape site assessments with customers.

***Senior Account Manager***, Valleycrest/Brightview Landscape- Orlando, FL  
2010-2016  
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 communications with clients.



# Elisamuel Flores *Account Manager*



As an Account Manager, Flores is responsible for coordinating, implementing, and maintaining landscaping operations. Flores also plans and manages installation projects, ensuring that clients are always kept informed about the project’s status. Due to his extensive background in landscape maintenance, Flores is knowledgeable in irrigation maintenance, turf and shrub fertilization, and turf and shrub pest control.

## Skills & Abilities

Best Management Practices (Florida Green Industries), Landscape Design & Installation, Landscape Maintenance Plans, Nutrient Application, Pest Management, Irrigation Systems, Troubleshooting, Communication, Client Relations, Project Management, and Leadership

## Relevant Experience

**Account Manager**, Yellowstone Landscape- Kissimmee, FL

2017-current

Planning and scheduling field operations, manage mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees. Property experience in homeowner associations, resorts, apartments, commercial, and governmental.

**Production Manager**, BrightView– Orlando, FL

2010-2016

Supervised landscaping crews to ensure all duties are performed safely and efficiently, assigned tasks to crew members, and oversaw quality control.

**Account Manager**, PROScape, Inc.- Orlando, FL

2000-2010

Planning and scheduling field operations, manage mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees. Property experience in homeowner associations, resorts, apartments, commercial, and governmental.

# Gary Price, *Irrigation Manager*



As the irrigation manager of our Orlando-South branch, Gary is responsible for overseeing the location's current irrigation technician staff. Gary coordinates with the branch manager and account managers to schedule all irrigation inspections for the branch's properties.

## Training & Certifications

University of Florida Center for Training Research and Education: Back Flow Prevention Certification, 2-Wire System Installation and Troubleshooting, Irrigation Systems Design, Low-Voltage Lighting Design, Installation, and Repair, Cla-Val Troubleshooting Repair and Adjustments, PSI Pumping Systems, FieldNET Repair and Adjustments, Hydraulics for Pumping Systems, Repair, and Adjustments, Toro Central Control Network LTC, Osmac, Rain Bird Maxicom, and 2-Wire System, Hunter & Rain Bird Installation and Troubleshooting

## Relevant Experience

***Irrigation Manager***, Yellowstone Landscape – Kissimmee, FL  
 2020 - present

Responsible for training and scheduling of irrigation maintenance personnel, scheduling of service and repairs of irrigation equipment, and managing irrigation supply inventory, supporting irrigation team by assisting with monthly irrigation inspections at properties, submitting proposals for irrigation repairs, and resolving emergency irrigation issues.

***Irrigation Supervisor***, ProScape Inc. – Orlando, FL  
 2004-2019

Responsible for training and scheduling of irrigation maintenance personnel, scheduling of service and repairs of irrigation equipment, and managing irrigation supply inventory.

***Irrigation Superintendent***, Hunters Creek c.a. Orlando, FL  
 1991-2004

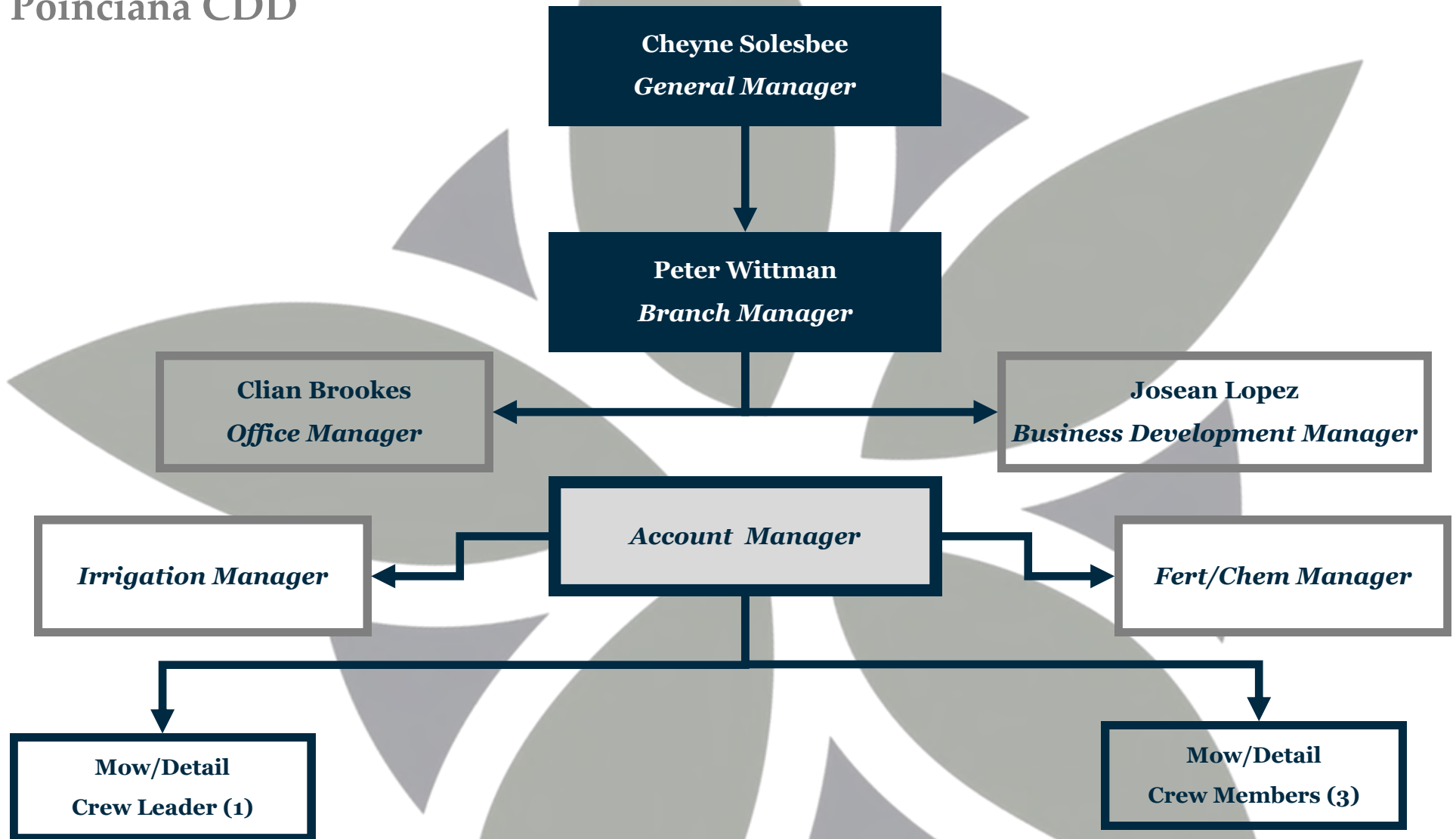
Responsible for monthly irrigation inspections at all properties, submitting proposals for irrigation repairs, and resolving emergency irrigation issues.

## Rudy Briscoe, *Fert/Chem Manager*

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<b>Professional Summary</b>	As a Fert/Chem Manager for Yellowstone Landscape, Rudy 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.
<b>Education and Certifications</b>	Licensed Spray Technician
<b>Relevant Experience</b>	<p><b>Fert/Chem Manager</b>, Yellowstone Landscape – Kissimmee, FL 2018-present Coordinating with the branch manager to schedule and execute all fertilization and pest control applications. Organize reports for all applications. Assist other technicians with services.</p> <p><b>Spray Technician</b>, ChampionsGate Golf Club- Davenport, FL 2015-2018 Responsible for planning and executing the turf applications.</p> <p><b>Spray Technician</b>, Reunion Resort Golf Courses- Kissimmee, FL 2003-2015 Member of the onsite crew while golf courses were being constructed. Became the spray technician once the courses opened. Responsible for planning and executing the turf applications.</p>

## Poinciana CDD





**BRUCE VICKERS, TAX COLLECTOR**

OSCEOLA COUNTY, STATE OF FLORIDA

**LOCAL BUSINESS TAX RECEIPT****ACCOUNT NO.****112799****EXPIRATION****SEPTEMBER 30, 2024****2024****BUSINESS TYPE:****6340 IRRIGATION CONTR (BLDG DEPT)****BUSINESS:****Yellowstone Landscape-Southeast, LLC****Contact: Dolores Mew****1773 Business Center Ln.****Kissimmee, FL 34758****SCC131151484 (Jared Allan Berryman)****07/20/2023****Oper N/A****Till Internet****Paid 0.00****Rcpt.#022930****Location:****OSCEOLA COUNTY****119295****TRANSFER****0.00****ORIGINAL TAX****0.00****AMOUNT****0.00****PENALTY****0.00****COLLECTION COST****0.00****TOTAL****0.00****BRUCE VICKERS CFC, TAX COLLECTOR****P.O. BOX 422105, KISSIMMEE FL 34742-2105****407-742-4000**

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

**THIS LOCAL BUSINESS TAX RECEIPT IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF  
FLORIDA AND OSCEOLA COUNTY ORDINANCE 95-10, AS AMENDED**

The law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to State Law, all Local Business Tax Receipts shall expire on September 30th of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total delinquency penalty shall not exceed 25% of the Local Business Tax Receipt for the delinquent establishment. A 25% penalty shall be imposed on any person engaged in any new business, occupation or profession without first obtaining an Osceola County Local Business Tax Receipt. PLUS: if delinquent more than 150 days, subject to civil actions and penalties, and a penalty of up to \$250.

This receipt is a Local Business Tax only. It does not permit the Local Business Taxpayer to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the licensee from any other license or permits that may be required by law.

This form becomes a receipt when validated by the Tax Collector. Note: Display in accordance with the county ordinance. Local Business Tax Receipts are subject to change according to law.



**BRUCE VICKERS, TAX COLLECTOR**

OSCEOLA COUNTY, STATE OF FLORIDA

**LOCAL BUSINESS TAX RECEIPT****ACCOUNT NO.****112799****EXPIRATION****SEPTEMBER 30, 2024****2024****BUSINESS TYPE:**  
**6190 HANDYMAN/CARPENTER"SUB CONTRACTOR**  
**ONLY"(BLDG DEPT)****BUSINESS:****Yellowstone Landscape-Southeast, LLC****Contact: Dolores Mew**  
**1773 Business Center Ln.**  
**Kissimmee, FL 34758****07/20/2023****Oper N/A**  
**Till Internet**  
**Paid 0.00**  
**Rcpt.#022930****Location:**  
**OSCEOLA COUNTY****117589**

<b>TRANSFER</b>	<b>0.00</b>
<b>ORIGINAL TAX</b>	<b>0.00</b>
<b>AMOUNT</b>	<b>0.00</b>
<b>PENALTY</b>	<b>0.00</b>
<b>COLLECTION COST</b>	<b>0.00</b>
<b>TOTAL</b>	<b>0.00</b>

  
**BRUCE VICKERS CFC, TAX COLLECTOR**  
**P.O. BOX 422105, KISSIMMEE FL 34742-2105**  
**407-742-4000**

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

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**BRUCE VICKERS, TAX COLLECTOR**

OSCEOLA COUNTY, STATE OF FLORIDA

**LOCAL BUSINESS TAX RECEIPT****ACCOUNT NO.****112799****EXPIRATION****SEPTEMBER 30, 2024****2024****BUSINESS TYPE:****4190 LAWN CARE/LANDSCAPE****BUSINESS:****Yellowstone Landscape-Southeast, LLC****Contact: Dolores Mew****1773 Business Center Ln.****Kissimmee, FL 34758****GV35255-1****07/20/2023****Oper N/A****Till Internet****Paid 30.00****Rcpt.#022930****Location:****OSCEOLA COUNTY****4190-81855****TRANSFER****0.00****ORIGINAL TAX****30.00****AMOUNT****0.00****PENALTY****0.00****COLLECTION COST****0.00****TOTAL****30.00****BRUCE VICKERS CFC, TAX COLLECTOR****P.O. BOX 422105, KISSIMMEE FL 34742-2105****407-742-4000**

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

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# L&O Commercial Applicator

STATE OF FLORIDA Department of Agriculture and Consumer Services BUREAU OF LICENSING AND ENFORCEMENT		
Date January 20, 2023	File No. LF197087	Expires August 7, 2024
THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: <b>August 7, 2024</b>		
DAVID BOLDMAN 3311 BUTTONWOOD AVE DELTONA, FL 32738  WILTON SIMPSON, COMMISSIONER		

STATE OF FLORIDA Department of Agriculture and Consumer Services BUREAU OF LICENSING AND ENFORCEMENT	
DAVID BOLDMAN LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER	
LF197087	
HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING <b>August 7, 2024</b>	
 WILTON SIMPSON COMMISSIONER	Signature

Wallet Card  
Wallet Card - Fold Here

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

# Arborist Certification



## The International Society of Arboriculture

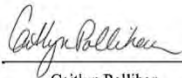
Hereby Announces That

*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





## Best Management Practices Certification





# MOT Certification

---

## CERTIFICATE OF COMPLETION



*NICOLE AILES*

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

Training Provider:

myTTConline  
myTTConline 83 Geneva Dr. Ste. 621394  
Oviedo FL 32762  
Phone: 407-901-0206

Verify this Certificate by visiting [www.motadmin.com](http://www.motadmin.com)

05/22/2024  
Issue Date

05/16/2028  
Expiration Date

G H  
Instructor

624121  
Certificate No.



## Rainbird Certification

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**RAIN BIRD**

## Rainbird Certification

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**RAIN BIRD**



# Irrigation Contractor Certification



# Sample Certificate of Insurance



**YELLOWSTONE**  
LANDSCAPE



## CERTIFICATE OF LIABILITY INSURANCE

4/1/2025

DATE (MM/DD/YYYY)

3/19/2024

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).

<b>PRODUCER</b> Lockton Companies 3280 Peachtree Road NE, Suite #1000 Atlanta GA 30305 (404) 460-3600	<b>CONTACT NAME:</b> <b>PHONE</b> (A/C, No, Ext): <b>FAX</b> (A/C, No): <b>E-MAIL ADDRESS:</b>
<b>INSURED</b> 1528310 Yellowstone Landscape, Inc. and all Subsidiaries See Attached List 3235 N State Street P.O. Box 849 Bunnell FL 32110	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Safety National Casualty Corporation <b>INSURER B:</b> ACE Property and Casualty Insurance Company <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
	<b>NAIC #</b> 15105 20699

**COVERAGES** Main NI COI's **CERTIFICATE NUMBER:** 16741150 **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	ADOL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <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 checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	Y	N	GL6676218	4/1/2024	4/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <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	CA6676217	4/1/2024	4/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS MADE DED RETENTION \$	N	N	XOOG72569647 003	4/1/2024	4/1/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A	<input checked="" type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	LDS4066360	4/1/2024	4/1/2025	<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

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

Artemis Lifestyles including all properties under management, it's affiliates, assigns and subsidiaries are included as additional insureds of the named insured with respect to general liability.

**CERTIFICATE HOLDER**

**CANCELLATION** See Attachments

**SAMPLE**

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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# Sample Certificate of Insurance

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Attachment Code: D613185 Master ID: 1528310, Certificate ID: 16741150

## List of Named Insureds

Yellowstone Parent, LP  
Elk Intermediate Company I, Inc.  
Elk Intermediate Company II, Inc.  
Elk Buyer, Inc.  
YLG Holdings, Inc.  
Yellowstone Intermediate Holdings, Inc.  
Yellowstone Landscape, Inc.  
Yellowstone Landscape – Southeast, LLC  
ALSW, LLC  
Leaderscape – Palm Beach, LLC  
Florida Landscape Consultants, LLC  
Southeast Landscape Management Company, LLC  
YLA - Midwest, LLC  
Crawford Landscape Group, LLC  
Acres Maintenance, LLC  
Hayden Landscaping & Maintenance, LLC  
Green-Up Landscape, LLC  
Acres Enterprises, LLC  
Yellowstone Landscape - Central, Inc.  
BLSW LLC  
YLCSSW, LLC  
Texas Services, LLC  
Native Land Design, LLC  
Landscape USA- Austin, LLC  
Ecoscape Solutions Group LLC  
ELSW, LLC  
Heads Up Landscape Contractors, LLC  
Yellowstone Landscape West, LLC  
SLM Holdings, LLC  
Somerset Landscape LLC  
Park Landscape LLC  
Greener Pastures Landscaping LLC  
Premier Sports Fields, LLC  
Duke's Grounds Maintenance, LLC  
Landscape Management Professionals, LLC  
FKLT Properties, LLC  
Arizona's Best Landscape Management  
Bloom Florascapes, LLC  
KCS Landscape Management, LLC  
Premier Sports Fields, LLC  
Moore Landscapes, LLC  
O'Donnell's Landscape Service, LLC



## 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.



FEATURED PROJECT

# Creative Village for The City of Orlando



## LOCATION

Orlando, FL

## CLIENT

The City of Orlando

## PROPERTY TYPE

Mixed Use Development

## SERVICES PROVIDED

Landscape Design  
Landscape Enhancement  
Landscape Maintenance

*Creative Village* is an Innovation District comprised of 68-acres of land owned by the City of Orlando. The City's goal for the project is to capitalize on the region's recent growth as a technology center, and is currently anchored by new construction for Electronic Arts, Valencia College, and the University of Central Florida.

Creative Village's Phase I development was completed in 2022, representing an approximately \$700 million investment in the area as the future hub of creativity and learning in downtown Orlando.

The project's landscape master plan is centered around Luminary Green Park, a 2.3-acre park that includes a 1-acre great lawn, feature trellis, and tree-lined promenade. Future plans for the development include community festivals and events hosted by the park.

Yellowstone Landscape was awarded the initial landscape maintenance and grounds services agreement for Creative Village, largely due to the developer's desire to see the area's landscape maintained at a resort-level quality with high attention to detail.



# Cumberland Community Improvement District



## LOCATION

Atlanta, Georgia

## CLIENT

Cumberland Community Improvement District

## PROPERTY TYPE

Community Improvement

## SERVICES PROVIDED

Landscape Design  
Landscape Enhancement

## *The Cumberland Community Improvement District*

is a public-private assessment district in northwest Atlanta and was the first such entity created in the state, in 1988. Since then, the CID has existed to enhance, support, and protect the significant commercial interests of businesses in the area.

Yellowstone Landscape was honored to have been selected as the landscape contractor for one of the CID's recent landscape enhancement and

beautification projects along US Highway 41, known locally as Cobb Parkway.

Yellowstone installed flowers, trees, ground covers, and other plant materials along the roadways and trails to help soften the appearance and beautify this important corridor in Cobb County's central business district.



# The City of New Smyrna Beach



## LOCATION

New Smyrna Beach, Florida

## CLIENT

The City of New Smyrna Beach

## PROPERTY TYPE

Local Government

## SERVICES PROVIDED

Landscape Design  
Landscape Enhancement  
Landscape Maintenance

When *The City of New Smyrna Beach* launched an initiative to promote more tourism to the city, it also requested solicitations from the area's professional landscape firms to improve and maintain the appearance of city rights of way, including major state and county highways.

Yellowstone Landscape was selected to supply these services to the city in 2015 with an initial contract for a 3 year term.

Included in the contract, The City of New Smyrna Beach identified a total of

8 separate areas, including a 2.2 mile, paved multi-use trail, and specified unique maintenance standards for each area, placing special emphasis on the City's gateway areas located just off of the I-95 exit ramps and a major intersection leading to the city's business district.

Since the initial award, Yellowstone Landscape's quality of work has led the city to award additional areas, including the city's highly visible downtown corridor and retail districts.



# The City of Ormond Beach



## LOCATION

Ormond Beach, Florida

## CLIENT

The City of Ormond Beach

## PROPERTY TYPE

Local Government

## SERVICES PROVIDED

Landscape Design  
Landscape Enhancement  
Landscape Maintenance

*The City of Ormond Beach*, nicknamed “The Birthplace of Speed”, is an upscale community located just north of Daytona Beach, Florida, and home to approximately 40,000 residents.

In 2012, multiple landscape service contracts were consolidated into one partner agreement with Yellowstone Landscape, resulting in a more uniform appearance across the city’s facilities, parks, and rights of way. High profile areas, most frequented by the city’s residents, are detailed each week to maintain their desired

appearance during the community’s active events schedule.

Services also includes irrigation system maintenance and repairs, trash and debris removal at parks and city facilities, maintenance of more than 50 manicured medians, and athletic field maintenance of the city’s sports field complexes.

In 2016, the city’s landscape was recognized by FNGLA, Florida’s state landscaping trade association, with a Landscape Award of Excellence.



# 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

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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](mailto:ascheerer@gmscfl.com)

Project Name: Stevens Plantation CDD  
Client Since: 2015  
Services Provided: Landscape Design & Installation, Landscape Maintenance  
Client Contact Information: Gabriel Mena, *Area Field Manager*  
313 Campus Street, Celebration, FL 34747  
754.399.8440  
[Gabriel.mena@inframark.com](mailto:Gabriel.mena@inframark.com)

Project Name: Hills of Minneola CDD  
Client Since: 2022  
Services Provided: Landscape Design & Installation, Landscape Maintenance  
Client Contact Information: Mark Hills, *Property Manager*  
811 Mabbette Street, Kissimmee, FL 34741  
407.847.2280  
[info@myhoasolution.com](mailto:info@myhoasolution.com)



## Poinciana CDD

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A large, light gray, stylized flower graphic with eight petals, centered on the page. The petals are elongated and pointed, arranged in a circular pattern around a central point.

# STARTUP PLAN



# Startup Plan – Poinciana CDD

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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

- Begin maintenance – mowing and string-trimming around ponds
- Spend significant amount of time cleaning up the areas that have been neglected (string-trimming around pond banks that are overgrown)
- 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 routine maintenance – mowing and string-trimming

## Days 61-90

- Walk property with Property Manager to evaluate improvements
- Assess results from actions taken in 30-day and 60-day plans.
- Continue routine maintenance – mowing and string-trimming



407.396.0529 tel  
407.396.2023 fax

1773 Business Center Lane  
Kissimmee, FL 34758

[www.yellowstonelandscape.com](http://www.yellowstonelandscape.com)

July 8, 2024

Clayton Smith, Director of Field Services  
GMS  
219 E. Livingston Street  
Orlando, FL 32801

**Re: Approach to Landscape Maintenance Services for Poinciana CDD**

Dear Mr. Smith and Board,

In the following document we will break down our landscape approach to services for Poiciana Community Development District. We want you to understand how our crews work, who is responsible for what within our company, and how we will service the areas identified within the RFP. Yellowstone Landscape's extensive experience in production planning allows our teams to develop a program that will ensure that all tasks outlined in the RFP will be performed timely and consistently. All the tasks and teams will be managed by our account manager who will be your main point of contact within Yellowstone Landscape. This account manager will make sure outstanding quality and customer service are delivered.

1. Project Approach Breakdown
  - a. Mow/detail team – During the growing season, a 4-man hybrid crew will services 4 days per week. Crew size could vary to balance workload depending on the season. At the end of the day, we are a quality-based company and will always do what is right to create a successful partnership with your team.
    - i. Mowing (Unirrigated Pond Banks -32x/year)
      1. Mowing, edging, string trimming, and blowing off all turf and hardscape areas.
        - a. 52' standing mowers and 72" riding mowers will be utilized to perform mowing functions.
        - b. String trimming of all signs, obstacles, and pond banks where mowers cannot access will be done on each visit when needed.
        - c. Litter removal
      - ii. Detail/Pruning/Weed Control (17x/year)
        1. Lifting of tree limbs up to 12'
        2. Hand-pulling of weeds
        3. Non-selective weed control with Round-Up in tree rings
          - a. All our account managers, crew leaders, and crew leads have spray licenses
        4. Litter removal
    - b. Account Manager
      - i. Full-time manager who will supervise and oversee all aspects of maintenance by our crew members.
      - ii. Main point of contact

- iii. Will communicate any issues with the property and any scheduling conflicts.
  - 1. We are utilizing a tool called Site Audit which we can take pictures, make notes, and assign tasks to specific people within our company. It has been a highly effective tool and our customers are raving how much this improves communication and takes a pro-active approach.
  - 2. Account managers meet weekly with our branch manager to go over scheduling and adjustments that may be needed. We work together as a team to make sure our customers receive the best service and our crews stay on task.
- iv. Will provide weekly checklist of maintenance activities completed.

Please let us know if you have any questions about our scope of services or landscape approach. We are very excited about the potential opportunity!

Sincerely,

Pete Wittman  
Branch Manager  
Yellowstone Landscape  
pwittman@yellowstonelandscape.com  
407-319-8298

# Hurricane Approach Document

Hello,

I wanted to share our plan for any upcoming hurricanes in the future. We always plan for the worst-case scenario with the goal to resume routine maintenance operations as quickly as possible. Communication and working a well-developed plan will allow our teams to effectively work with your property for a successful transition before, during, and after this storm.

A severe hurricane can shut down normal operations for weeks. As soon as the storm clears and it is safe to work, we will do an inspection of your property. Our first priority will be to make sure that all roads are clear for emergency vehicles. Secondly, we will do an inspection to see if there are branches or trees that keep be in immediate danger of falling. If any are located that we cannot immediately reach the area will be marked off and you will be notified.

After the initial clearing is done, we will start cleanup of common areas and landscape beds. Depending on the amount of debris clean up can vary. We will give you an estimate of time and any possible costs that may be associated with the cleanup. If it normally takes 40 hours of maintenance in a week for a property and hurricane cleanup needs to be done in one week and will take 80 hours, then we bill for the 40 hours. This will all be discussed with client and board prior to commencing.

We always anticipate a slight shift in our normal mowing operations. In the event that additional cleanup is required, we will let you know in advance once site inspections have been completed post storm. If major damage occurs, we will stack down trees and limbs for pickup via grapple truck. The cleanup will be billed on a "Time and Materials" basis. This is the best option as it is unknown what damage will occur. Once it is determined that the cleanup is a billable event, A proposal will be generated based on the extent of cleanup required.

If we need to postpone mowing services, the turf may be a little taller during next week's mowing operations, but we should recover and resume normal operations just fine. Major storms and hurricanes are highly unpredictable, we will adjust as needed. Our goal is to communicate a thorough plan throughout the storm event.

We will update you if there are any further changes. Thank you in advance for your patience as we work through this approaching storm.

## I have listed how we categorize our cleanup efforts in severe weather:

- **Phase One:** Evaluation of your site by Yellowstone Representative
  - a. Photos taken
  - b. Notes on down limbs, trees, debris, and cleanup needed
  - c. Tagging of trees [Removal (red ribbon) or Staking (green ribbon)]
  - d. It is our goal to save as much landscape material as possible to prevent costs from accumulating

# Hurricane Approach Document

- **Phase Two:** Clearing a path and replants
  - a. Remove trees, branches, and debris from roadways and sidewalks
    - 1. Place debris in a safe place clear of blocking flow of traffic
    - 2. Confirm the debris placement with YOU
  - b. Remove trees, branches, and debris from cars or buildings AFTER INSURANCE AGENT HAS DOCUMENTED THE INCIDENT
  - c. Free up any drainage challenges (Storm drains along curbs or retention drains)
  - d. Stake up as many trees that are down with appropriate staking devices
    - 1. Root prune properly
    - 2. Hardwood pruning and palm pruning if necessary
    - 3. Addition of soil
    - 4. Mulch
    - 5. Irrigation on newly replanted/staked plant material
- **Phase Three:** Final cleanup and resume normal operations
  - a. Resume mowing
  - b. Perform a punch list of detail items
  - c. Write up any plant replacements (if needed)



# Poinciana CDD



## Poinciana CDD

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# PRICING SUMMARIES



# Poinciana Community Development District Landscape Fee Summary

Contractor: Yellowstone Landscape- Southeast LLC

Property: Poinciana CDD

Address: 1773 Business Center Lane  
Kissimmee, FL 34758  
Phone: 407-396-0529  
Fax: 407-396-2023  
Contact: Nicole Ailes  
Email: [nailes@yellowstonelandscape.com](mailto:nailes@yellowstonelandscape.com)

Address: 219 E. Livingston St.  
Orlando, Florida, 32801  
Phone:  
Contact:  
Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>ESSENTIAL SERVICES A-D</b>													
(Component A) - Mowing/Detailing	17,475	17,475	17,475	17,475	17,475	17,475	17,475	17,475	17,475	17,475	17,475	17,475	\$209,700
<b>TURF CARE - NONE AT THIS TIME</b> (Component B) Bahia/St Augustine/Zoysia													\$0
<b>TREE/SHRUB CARE Includes OTC -NONE AT THIS TIME</b> (Component C) Tree/Shrub Fert/OTC/Drenching													\$0
<b>IRRIGATION MAINT. - NONE AT THIS TIME</b> (Component D)													\$0
<b>ANNUAL CHANGES - NONE AT THIS TIME</b> (Component E.1) Per Annual Pricing: \$2.20	NA			NA			NA			NA			\$0
<b>BED DRESSING - NONE AT THIS TIME</b> (Component E.2) Pricing Per Cubic Yard for Pine Bark Mulch: \$56.85					NA						NA		\$0
<b>PALM TRIMMING - NONE AT THIS TIME</b> (Component E.3) Per Palm Price: \$62-\$172 Palm counts: NONE AT THIS TIME													\$0
<b>TOTAL FEE PER MONTH:</b>	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$209,700

<b>Fiat Fee Schedule</b>	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$17,475	\$209,700
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$209,700
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0
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<b>TOTAL</b>	\$209,700.00
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## Emergency Services

Supervisor Hourly Rate:	\$70.00
Laborer Hourly Rate:	\$91.14

Initials NA

**Affidavit for  
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion**

*[Solicitation of Proposals for Landscape and Irrigation Maintenance Services]  
Poinciana Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: Yellowstone Landscape- Southeast LLC

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

**Public Entity Crimes**

1. I understand that a “person” or “affiliate” who has been placed on the “convicted vendor list” following a “conviction” for a “public entity crime” (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

**Scrutinized Companies**

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the “Scrutinized Companies that Boycott Israel List” (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the “Scrutinized Companies that Boycott Israel List” nor are we engaged in a boycott of Israel.

**E-Verify**

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida’s E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

**Non-Collusion**

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. 1 Dated 7/2/24

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual.

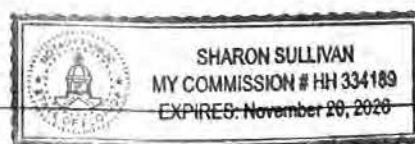
I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Poinciana Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

Nicol Ailes

Signature of Authorized Signatory of Proposer

Sworn before me on 7-5, 2024

[Signature]  
Notary Public Signature



Notary Stamp



# Poinciana Community Development District

## **Addendum #1 Poinciana CDD RFP 2024 Landscape Maintenance Services**

June 7, 2024

To: All Prospective Proposers:

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

### **CLARIFICATIONS/QUESTIONS:**

Q1: Please verify that the bodies of water marked in grey on the attached map (Lake Polk, Lake B, Pond P-8) are owned by Avatar Properties and will not fall under the scope of work for this bid.

*A1: Yes that is correct.*

Q2: Will beds falling within the boundary of service for this bid be maintained under the current bid? While a scope exists for bed detailing under General Services – Component “A”, bed maintenance is broken out under a separate line in the included pricing sheet with a note in red indicating no bed pricing will be applicable to this bid

*A2: Currently the scope is only for pond bank mowing. There are however some ponds that have bed spaces and tree rings within the pond bank area and detailing of those should be included.*

Q3: Will all turf areas within the scope of this bid fall under the category of “Unirrigated pond areas and banks”?

*A3: Yes that is correct. Currently the scope does not include any irrigated turf.*

# Poinciana Community Development District

Q4: Please confirm that all turf mowing under this bid will be performed 32 times annually.

*A4: Yes, That is the current scope.*

Q5: Please confirm that all pond edges that cannot be reached with a full size mower will be string trimmed 16 times annually.

*A5: Yes, that is the current scope.*

Q6: Please quantify desired frequency for sidewalk, curb, and paved surface edging. Does “once during each detail rotation, every three weeks” indicate a 17-18 per year frequency?

*A6: That is correct.*

Q7: When no private property is adjacent to pond banks, should mowing boundaries extend to the nearest walkway? Please specify mowing boundary for banks not adjacent to private housing.

*A7: In these cases the current scope is to the top of the pond bank.*

Q8: Please confirm that tree pruning up to a height of 12 feet is to be included in this scope of work.

*A8: Yes, as this is part of standard detailing. It may be much less frequent for this site, but trees along pond banks should be included for potential trimming.*

Q9: Please define a maximum height for bi-annual, annual, and semi-annual structural pruning.

*A9: There is not a defined height as it is individual to each tree. The specifications to use to trim these can be discussed with CDD management or is also defined in the specs for example crepe myrtles should be trimmed down to thumb width limbs and no further. This will vary from tree to tree.*

Q10: Please provide a count for all trees exceeding 12 feet that will fall within the scope of this bid.

*A10: The CDD does not have this information and if this is needed for a bid then bidders are encouraged to review the site. As a rule bidders should expect to trim trees within pond banks as needed or requested.*

Q11: Please confirm that trimming of Crepe Myrtles is to be included in this scope of work.

*A11: Any trees within a pond bank should be included.*

Q12: Please confirm that pruning of all palms less than 15' in height is to be included in this scope of work.

*A12: Any trees within a pond bank should be included.*

# Poinciana Community Development District

Q13: Please provide desired height for annuals to be priced.

*A13: The bidder should price based on typical industry standards for height. It is understood that annual height may vary based on annual type and also each season or growth interval.*

Q14: Please provide the current contract for these services.

*A14: The current contracted amount for these services is \$192,974.40 or \$16,081.20 monthly. For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you. Additionally bidders can search through records on the district website for any information they may need - <https://poincianacdd.org/>*

Q15: Please provide the previous bid tab for these services.

*A14: These records are not readily available and would require a formal records request. Additionally Agendas and other records can be searched on the PCDD website - <https://poincianacdd.org/> For actual copies of the contract please submit a formal records request to admin staff Iman Sakalla - [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com) - and pay any associated fees that may exist and allow staff the time to collect the records for you.*

Q16: Please provide information or a map showing the areas of irrigated turf vs non-irrigated turf.

*A16: As this bid is for CDD property and unirrigated pond banks. Assume all turf is unirrigated. No further maps will be provided to bidders.*

Q17: Will more than 32 visits per year be required, or would the visits just be limited to those 32 mows?

*A17: The scope is for 32 pond mows, and as many visits as are required to accomplish that should be determined by the bidder.*

# Poinciana Community Development District

Q18: Good morning. I was wondering if there's a map that shows the areas to be maintained for this bid? There was a wetland pond map attached, but I'm not sure why. Any clarification would help.

*A18: The ponds included in the scope are clearly defined on the RFP map. Please refer to the key included that defines CDD ponds and ponds owned and maintained by other entities. This RFP is for pond mowing services and all the information needed to bid these services is included in the Scope and Map.*

Q19: Are any of the ponds west of Solivita Blvd (west entrance) included in the scope of work?

*A19: Solivita is divided into two CDDs. Poinciana CDD and Poinciana West CDD. This bid is ONLY for Poinciana CDD. Therefore do not include any Poinciana West CDD ponds. The map should be used to determine the cut off. Only bid on ponds included in the RFP map.*

Q20: Who is the current Contractor?

*A20: Floralawn.*

Q21: Why is the current vendor not being renewed?

*A21: Contract term limit requiring a bid.*

Q22: Any available additional maps?

*A22: None at this time.*

Q23: How far is vendor suppose to service (property appraiser map is encouraged to use.)

*A23: To the top of the bank or edge of private property when behind homes. Please refer to property appraiser website if needed.*

Q24: Golf course green and course land.

*A24: CDD ponds on the golf course are largely maintained by the golf course. In areas not maintained by the golf course please only access through CDD easements or paths. Do not use the golf course for access.*

Q25: Asked for current acreage

*A25: The CDD does not have that information. Use google earth or other tools to determine acreage if needed.*

Q26: Asked if aquatic services is current in the community

*A26: There is a current aquatics contract with Solitude.*

# Poinciana Community Development District

Q27: How far in the bank should they service

*A27: As a rule, to the top of the crest of the bank or the edge of private property when behind homes.*

Q28: Asked if trash in water should be picked up due to service

*A28: The scope defines information on trash removal. Any area the bidder will be maintaining should be free of trash.*

Q29: Asked expected start date

*A29: To be determined. This entirely up to board discretion.*

Q30: Asked what components are in consideration (A only?) (encouraged to include other components for future consideration) (encouraged to include irrigation tech hour/pricing)

*A30: Currently only A is being priced.*

Q31: Include hurricane rates and policy in bid packets

*A21: It is recommended the bidders provide any emergency or hurricane rates in their bids.*

Q32: Asked if palm pruning pricing should be included even though it is not being considered. Encouraged to include for future consideration

*A22: Please include per palm pruning price for palms over 12ft for future reference.*

Q33: Asked what type of mulch to be used for pricing.

*A23: Pine bark per sq yrd installed.*



# Poinciana Community Development District

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

Yellowstone Landscape- Southeast LLC

---

SIGNATURE:

*Nicole Ailes*

---

DATE: 7/5/24

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# MINUTES

**MINUTES OF MEETING  
POINCIANA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Poinciana Community Development District was held on Wednesday, **June 19 2024** at 12:00 p.m. via Zoom Communication Media Technology and at The Art Gallery, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Tony Reed	Chairman
Robert Zimbardi	Vice Chairman
Jon Cameron	Assistant Secretary
Anita Nelson	Assistant Secretary
Rick McKelvey	Incoming Supervisor/Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kathy Leo	District Engineer
Joel Blanco	Field Services
Cherrief Jackson	Clarke Midge Control
Lita Epstein (on Zoom)	HOA Director, Former CDD Supervisor
Residents	

*The following is a summary of the discussions and actions taken at the June 19, 2024 Poinciana Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll at 12:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS****Public Comment Period on Agenda Items**

Ms. Adams opened the public comment period. There were three attendees via Zoom, but there were no comments, so Ms. Adams closed the public comment period.

**FOURTH ORDER OF BUSINESS****Approval of Minutes of the May 15, 2024 Meeting**

Ms. Adams presented the minutes of the May 15, 2024 Board of Supervisors meeting, which were included in the agenda package and reviewed by management staff. Mr. Zimbardi and Mr. Reed provided comments, which were incorporated. Mr. Reed noted eight or nine comments that could be action items and requested time to discuss them and voiced concern that the meeting minutes did not have to be accurate, according to the ethics training. Ms. Carpenter explained that the meeting minutes were a summary of the actual recording of the meeting and staff tried to make them as accurate as possible, but if there were any issues, they could go back to the recording.

On MOTION by Mr. Cameron seconded by Mr. Reed with all in favor the Minutes of the May 15, 2024 Meeting were approved as amended.

**FIFTH ORDER OF BUSINESS****Organizational Matters**

- i. **Review of Resumes/Letters(s) of Interest to Fulfill the Board Vacancy in Seat #4**
- ii. **Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024**

Ms. Adams recalled that there was a Board vacancy for Seat #4. At the last meeting, the Board considered two qualified electors but no appointment was made to the seat. However, after last month's meeting, staff received a letter of withdrawal from Ms. Brenda Taylor. The remaining candidate, Mr. Rick McKelvey, was a qualified elector, as he was a US citizen, a resident of the State of Florida, 18 years of age, registered to vote with the Polk County elections office and lived within the Poinciana Community Development District (CDD). He also qualified for Seat through the General Election process, as unopposed and is considered a Supervisor Elect for the General Election in November.

On MOTION by Mr. Cameron seconded by Ms. Nelson with all in favor the appointment of Mr. Rick McKelvey to fill the Board vacancy in Seat #4 was approved.

**iii. Administration of Oath of Office for Newly Appointed Board Member**

*Ms. Adams, a duly authorized Florida Notary, administered the Oath of Office to Mr. McKelvey.*

Ms. Adams advised that Mr. McKelvey was now considered a public official. He filled out Form 1, Statement of Financial Interest, as part of the General Election process. In future years, Form 1 would be due on July 1<sup>st</sup> and would be filed electronically with the Florida Commission on Ethics. Ms. Carpenter explained the Sunshine, Public Records and Ethics Laws.

**iv. Consideration of Resolution 2024-06 Election of Officers**

Ms. Adams reported that each time there was an appointment to the Board or following the General Election, the Board was required to elect officers. Currently Mr. Tony Reed was Chair, Mr. Bob Zimbardi was Vice Chair and the remaining Board Members were serving as Assistant Secretaries. In addition, District management staff served as Secretary, Assistant Secretary, Treasurer and Assistant Treasurer, for the purpose of attesting the Chair's signature.

On MOTION by Mr. Cameron seconded by Ms. Nelson with all in favor Resolution 2024-06 Electing Officers, with the current slate of officers and adding Mr. Rick McKelvey as Assistant Secretary was adopted.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05  
Authorizing the Use of Electronic  
Documents and Signatures**

Ms. Adams presented Resolution 2024-03, Authorizing the Use of Electronic Documents and Signatures, such as documents that required the Chair and Secretary's signatures, which was included in the agenda package. GMS was finding efficiencies utilizing DocuSign, for Districts that GMS served as District Management and recommended approval. Ms. Carpenter confirmed that utilizing DocuSign was acceptable.



On MOTION by Mr. Nelson seconded by Mr. Reed with all in favor Resolution 2024-05 Authorizing the Use of Electronic Documents and Signatures was adopted.

**SEVENTH ORDER OF BUSINESS****Consideration of Floralawn Work Order #11605**

Ms. Adams recalled that the District was notified about a dead tree, but in the course of locating the dead tree, multiple dead trees were identified on CDD property. Floralawn, the District's contracted service provider for landscape maintenance, was asked to provide a proposal, which was included in the agenda package, along with the locations and pictures of the dead trees. The cost for removal of the dead pine and maple trees from Pond B15 and a dead maple tree on Pond A5 was \$1,702.18. Mr. Cameron reported that he located the dead tree in the letter from the resident and met with Mr. Brad Thompson, who pointed out the other two dead trees on the other side of Pond B15. The dead tree on Pond A5, was discovered by Mr. Blanco. Mr. Zimbardi questioned how the ground would be prepared after the tree was flush cut and if it would interfere with the mowing. Mr. Blanco did not believe so, as trees or vegetation would create a large hole, when they were removed and it would be filled in. Ms. Adams pointed out if the Board wanted to the proposal to include stump grinding or another scope, versus flush cutting, it could be considered at a future meeting. Mr. Zimbardi did not want to reconsider the proposal, as he was just questioning how the ground would be prepared, such as with mulch or sod. Mr. Reed questioned the contract requirements, as Floralawn was responsible for bringing items to the Board's attention, such as dead trees.

Ms. Adams felt that it would have been good for Floralawn to bring the dead trees or any additional landscape services to the Board's attention, but they not required to do so. Mr. Cameron pointed out that staff did not have the opportunity to be around the ponds as often as the landscaper. Mr. Zimbardi asked if it should be added to the contract. Mr. Reed felt that it made good business sense to inform staff about issues such as dead trees. He preferred to flush cut the trees, but ensure that they were cut to ground level, as the stumps would decay over time. Mr. Zimbardi requested that Mr. Blanco ensure that the trees were flush cut. Mr. Blanco would include it in next month's Field Manager's Report and request that Mr. Thompson provide photos. Mr. Cameron requested that Mr. Blanco speak with Mr. Thompson about the position of this Board regarding when additional landscape services were needed.

Mr. Reed MOVED to approve the Floralawn Work Order #11605 and Mr. McKelvey seconded the motion.

Mr. Reed requested that the work be completed in accordance with best practices, such as disposing of the material, repairing any damage that their trucks or trailers caused and that Mr. Blanco follow up on whether or not the work was completed, by performing an inspection, before Floralawn was paid. Mr. Blanco confirmed when then Board approved any work, once the work was completed, he would perform a post review before approving the invoice, in case anything needed to be addressed prior to the contractor receiving payment.

On VOICE VOTE with all in favor the Floralawn Work Order #11605 was approved.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Review of Improvements on CDD Tracts**

Ms. Adams recalled a series of improvements on CDD property, such as sidewalks, benches or improved vegetation areas, which the HOA had been maintaining for the past two decades, but there was no formalized agreement. A list was created, which was presented to the Board at last month's meeting, with a request from District Counsel that Board Members consider the situation and review the improvements. Ms. Carpenter recommended that the District enter into a License Agreement, to give the access, in order for the HOA to maintain those improvements. Mr. Cameron reported that he drove around the community, to look at 20 of the 22 improvements and discovered improvements that were owned by the CDD and maintained by the golf course. He believed that the Board had two options, transfer the properties or enter into a License Agreement with the HOA, which in his opinion, would be easier, as it would resolve all of the issues, including that issue of the park that the Board had been dealing with since January. Ms. Carpenter noted there would be two License Agreements: one for the HOA and one for the golf course.

Ms. Carpenter felt that it made sense to inform the HOA that an agreement was forthcoming, so they could provide a legal opinion. *There was Board consensus.*

**NINTH ORDER OF BUSINESS****Discussion of Procedures for Board Members Communicating with District Counsel and Engineer**

Ms. Adams was asked by Chairman to include this item on the agenda, in order for the Board to consider a procedure for Board Members to communicate with the District Manager versus the District Engineer or District Counsel, if they had questions. Mr. Reed asked if other CDDs had the same policy. Ms. Adams confirmed that no other CDD had this policy, but there were some informal procedures. Ms. Carpenter preferred that Board Members contact her for legal issues versus GMS. Mr. Reed pointed out that his concern was the District accruing billable hours, as he wanted to have some level of control over their financial responsibility. Mr. Cameron felt that all of the Board Members were cognizant of being responsible with the taxpayers' money. However, on occasion, Board Members may have legitimate questions for District Counsel or District Engineer and suggested that they make notes before they call them, to keep the call as short as possible, but not have a formal procedure. Mr. Zimbardi agreed with Mr. Reed's intent to limit billable hours and with Mr. Cameron, that Board Members should think about what they were going to ask, as they did not need a formal procedure. Ms. Carpenter confirmed that she received very few calls from this Board. No action was taken.

**TENTH ORDER OF BUSINESS****Preparation of FY 23 Audit Report**

Ms. Adams stated as a Florida special purpose government, CDDs were required to undergo an annual independent audit. The Board previously approved an audit engagement letter for FY 2023, with Grau & Associates (Grau) and the annual audit for FY 23, was included in the agenda package. It was a clean audit, as the auditor noted no deficiencies with the District's financial records, no findings, no recommendations and no conditions of financial emergency. Mr. Zimbardi thanked Ms. Adams and GMS staff for providing a clean audit.

On MOTION by Mr. Zimbardi seconded by Mr. Nelson with all in favor the Fiscal Year 2023 Audit Report was accepted.

Mr. Cameron questioned how many years the District used Grau & Associates. Ms. Adams reported that Grau's engagement ended in FY 2024 and next year, the Board would be going through the audit selection process. Mr. Cameron asked if this was the same company doing the audits for all Districts in Central Florida. Ms. Adams confirmed that there were a few different firms that were willing to provide proposals for audit services.

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney****i. Presentation of Updated Ethics Memorandum**

Ms. Carpenter presented a Memorandum providing annual reminders to the Board on Florida Laws that apply to public affairs officials for all CDDs that they represent, which focused on the following:

1. Code of Ethics Reminders: As a CDD Supervisor, Board Members were prohibited from or accepting anything of value, in order to influence their official decision making, vote, action or judgment.
2. Misuse of Public Position: Public Officials were not permitted to use their position to secure a special privilege or benefit for themselves or others and cautioned Board Members when talking to an HOA or another entity about CDD business.
3. Voting Conflicts: Supervisors must not vote on any matter that would result in a private gain to them or their family or any entity that they were working with.

4. Quorum and Sunshine Law Reminders: A majority of Board Members must be physically present to establish a quorum, in order for the Board to take any official action.; however, if three Board Members were physically present, a Board Member could attend by phone, if their absence was due to an extraordinary circumstance such as an illness, but it did not count as part of the quorum requirements. Regarding the Sunshine Law, Board Members were not permitted to discuss any item, upon which foreseeable action would be taken with member of the Board, outside of a meeting, whereby foreseeable action would be taken by the Board, including text messages and posts on social media.

Mr. Reed asked if Zoom appearances qualified as a quorum. Ms. Carpenter stated it did not qualify unless there was a statutory change. For most government bodies and State agencies, a live quorum was required.

5. Public Records Reminder: Any materials made or received by Board Member, in connection with the official business of the CDD, was considered a public record and were subject to a public records request. This included text messages, emails and any documents.

Mr. Cameron asked if Board Members were required to keep the agenda packages from Ms. Adams. Ms. Carpenter advised that Supervisors were not required to keep agendas. Mr. Reed asked if he had to retain this memorandum, because he made notes. Ms. Carpenter state that he could throw it out at the end of the meeting, as it was not considered to be a record.

## **ii. Presentation of Memorandum Regarding Recently Enacted Legislation**

Ms. Carpenter presented a Memorandum regarding House Bill (HB) 7013, which passed in the last Legislative Session. Many provisions applied to Special Districts, but only two provisions applied to CDDs, which was that the CDD was required to prepare a report of their goals and objectives and performance measurement standards and establish the goals by October 1<sup>st</sup> of this year and December 1<sup>st</sup> of every other year. It should not be too detailed. For Poinciana, their goals and objectives should be to maintain the infrastructure of the District. The current plan was for GMS to present goals and objectives at the budget hearing, to ensure that every District completed them before the October deadline. Ms. Carpenter recommended having a



summary version the first year to comply with the law. In addition to this provision, the requirement that CDDs hold a referendum, if there were over 10,000 employees, was repealed.

**B. Engineer**

**i. Presentation of Annual Engineer's Report**

Ms. Adams reported as part of the Trust Indenture, the District was required to provide an Annual Engineer's Report to the Trustee. Ms. Leo reported that the Annual Engineer's Report was self-explanatory and was completed for the past several years, to ensure that everything was in good condition, well maintained and in good working order.

On MOTION by Ms. Nelson seconded by Mr. Cameron with all in favor the Annual Engineer's Report was approved.

Ms. Leo reported that Pond P8 was inspected this morning, which was the remaining pond to be turned over, but it was not ready to be turned over, as there were areas where they asked the developer to put in some plantings. She would inspect it again in two months and work with Mr. Blanco to determine when it was ready for Board consideration.

**C. District Manager**

Regarding the goals and objectives, Ms. Adams reported that the District management team would present them at the July public hearing, in order to meet the new statutory requirement.

**i. Discussion of Location of Future Meetings**

Ms. Adams received a request from the Solivita Amenity Management Team for the Board consider alternative meeting locations, such as the current location, the Art Gallery space. Staff's first choice was the Starlight Ballroom, but if Art Gallery location was amenable to the Board the meetings would continue to be held there when the ballroom was needed for larger gatherings and catering services. Mr. Cameron asked if there were Zoom capabilities. Ms. Adams confirmed that this location had all of the Zoom capabilities.

**ii. Reminder of Form 1 Filing Deadline – July 1**

Ms. Adams reminded the Board that Form 1 was due by July 1 and was filed electronically with the Florida Commission on Ethics. If they did not file by the July 1<sup>st</sup> deadline, the State could assess a fine for late filings. Mr. Cameron stated that he received a postcard in the mail reminding him to provide his email address, but when he called, they said that he needed to call GMS. Ms. Adams reported that GMS registered all Board Members and could assist with troubleshooting if needed.

- **Discussion of Location of Future Meetings** (*Item 11Cii*)

Mr. Zimbardi asked if the District paid a rental fee for the ballroom. Ms. Adams confirmed that no rent had been paid for several months. Mr. Cameron questioned the amount that they were previously paying. Ms. Adams believed that it was \$150.

### **iii. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda package and reported on the following:

1. Parcel Conveyance from Taylor Morrison to CDD: Pond P8 was being monitored by the District Engineer and field staff.
2. Monitor Central Florida Expressway – Poinciana Parkway Project: Parkway Connector: Ongoing. This is not a CDD project, but it had an impact to the stakeholders within the community. At the time that Ms. Lita Epstein was on the Board serving as Chair, the Board requested that she serve as liaison.

Ms. Epstein reported that there were no updates, as they were still waiting for a decision from the Federal Highway Authority on the Title VI Report. Mr. Reed voiced concern that residents were experiencing extra traffic issues in Central Florida, due to construction on Cypress Boulevard through Poinciana and believed that the Federal Government's should consider the impact to the community. Ms. Epstein confirmed that this was as part of their Title VI request, as they requested a Community Impact Assessment, as well as an assessment of the impact on residents. Mr. Reed pointed out that he was working on a Risk Assessment, which would be provided to the Board, so they could respond to a situation, such as an environmental accident on Cypress Parkway, with knowledge rather than reaction. In his review of the drainage off of Cypress Parkway, based on the drawings, Taylor Morrison or AV Homes was draining the Cypress Parkway into Pond A1. The Board could not change the past, but perhaps they could

impact the future, when there were requests to increase the roads and modify the drainage, if the developer was required by law to discharge into CDD ponds. If this occurred, Mr. Reed proposed changing their plans to move the water from CDD property, south through a drainage system that would be installed on Marigold Avenue next year or having the entity provide a waiver of liability in writing, stating that Solivita residents would not be liable for cleanup, if there was an accident.

Ms. Carpenter advised that when the developer sets up their stormwater system off-site from public roads, there was a requirement for the off-site water to be treated in some of the ponds of the development and the District would receive notice. Then there would be an eminent domain proceeding. In her firm there was eminent domain counsel that would work with engineers on the drainage, to see what modifications were necessary. They were dealing with this on I-4, in a couple of areas and according to Google Earth, there were three pipes in the right-of-way (ROW), with the expansion of Marigold Avenue and Cypress Parkway. Ms. Leo felt that the likelihood of anything happening that Mr. Reed was concerned about, was close to zero. Mr. Reed pointed out that the current issue was drainage from Cypress Parkway, coming into Pond A1, that either evaporated or percolate and impacted the District's liability and if the District had a release of liability from the State or Polk County to cover the District. Ms. Carpenter did not review the Drainage Easement but assumed that there was no release of liability. The environmental laws would look to the person that caused the cleanup, but as the owner of the pond, there would be some liability to the District under the current law; however, an easement would show where the drainage came in and there would a report of the incident. Mr. Reed wanted the Board to know what they were dealing with, as he expected that they would sue for the costs of the cleanup. Ms. Adams indicated that this matter would be discussed further on the Action Item List and requested that the Board handle the Field Manager items at this time, as, Mr. Blanco needed to leave.

- **Field Manager's Report** (*Item 11D*)
  - **Proposal for Aquatic Plantings on Pond E3** (*Item 11Di*)
  - **Discussion of Erosion Repair** (*Item 11Dii*)

These items were deferred to the July meeting.

- **Field Manager's Report** (*Item 11Diii*)

Mr. Blanco presented the Field Manager Report, which was included in the agenda package. Field services scheduled the restriping project at the Bella Viana tunnel, with maintenance staff and the work was completed. A post-review of repair was also completed. A couple of lines had misaligned that same day and maintenance staff repaired them, which were mainly towards the entrance off of Bella Viana. The slab was reviewed by Mr. Blanco, prior to the start of the meeting and the work was completed, but he requested that the District Engineer ensure that it was structurally sound. In the future, Field Services staff planned to schedule the replacement of several light fixtures that were broken, cracked or damaged. Mr. Reed questioned how they were damaged. Mr. Blanco did not know. Staff were continuing to review the landscaping in the CDD areas. Many easements were clean and tidy, at the end of resident property lines, as pond banks were at the appropriate height levels. Field Services advised Floralawn of an unkept easement along the retention wall on Palm Tree Drive in Phase 2, which was overgrown and requested that they mow the entire easement, to aid with some of the vegetation that had been growing into that pond. The dead trees on CDD owned tracks along Solivita Boulevard were reviewed.

- **Pond Maintenance Report** (*Item 11Div*)
- **Midge Management Report** (*Item 11Dv*)

Mr. Blanco presented the Pond Maintenance and Midge Management Reports from the CDD's contracted service providers, which were included in the agenda package. GMS staff continued to review ponds throughout the District. They were experiencing excessive algae blooms throughout the Spring months, although to a lesser extent from the prior month, due to heat, lack of rain and the high nutrient boost from irrigation from residents' lawns that were going into those retention ponds. They were scheduling the vendor to spray some of the edge grasses that exceeded 3 to 4 feet, Pond P6, which was experiencing aggressive torpedo grass, the islands and the vegetation on the retention wall side of the pond. Pond P3 was reviewed several times since the last meeting and the duckweed was no longer present; however, some algae had been treated and a hydrilla treatment was taking effect on the west side of the pond. Eroded areas were reviewed and measured on the east end of the ponds by Amalfi and Sorrento. The proposal for aquatic plantings was deferred to the July meeting. An erosion restoration company would be present at the July meeting to present a proposal for two methods of erosion restoration. A proposal for aquatic plantings on the resident side, would also be presented at the July meeting.

Mr. McKelvey asked if the nutrients were coming from the irrigation water. Mr. Blanco explained that fertilized water from residents' lawns, provided an additional nutrient boost that contributed to the algae growth. However, he reviewed the ponds to catch the algae blooms and scheduled their vendor treated it. Mr. McKelvey felt that they were treating the symptoms of the nutrient load rather than solving the problem and asked if there was any way that they could look at their fertilization practices with the HOA. Mr. Blanco would ask that the HOA ask Yardnique about the type of fertilization that they were using and report back to the Board at a future meeting. Ms. Adams introduced Ms. Cherrief Jackson from Clark Midge Management who oversees the Midge Management Program.

- **Customer Complaint Log** (*Item 11Dvi*)

Mr. Blanco presented the Customer Complaint Log, which was included in the agenda package. They were mainly educating residents on basic aesthetics, but also explaining that it was a retention pond.

- **Action Items List** (*Item 11Ciii*)

Ms. Epstein reported when the Board directed her start watching this road improvement project, it was for the kind of issues that they were discussing, mainly the impact on Solivita and the ponds from the new road construction, because of Cypress Parkway being moved 100 feet closer to Solivita. Timewise, the project design was going to take six months from the Title VI review. If they decide to continue the project after that six-month period, there would be a vote on whether to proceed with the next step and then there was a two-to-three-year engineering part of the planning. It was during that time period, that their District Engineer would need to work closely with CFX and the county, to review the impacts on Solivita. If CFX lost its battle with Solivita and they could not build the Southport connector along Cypress Parkway, the only thing left was Poinciana Boulevard, because CFX needed the connection between the Turnpike and Route 4. Ms. Adams reported the following items on the Action Items List:

1. Monitor Polk County Road Construction for Impact to PCDD Tunnels: The Marigold Avenue improvement project was on hold until 2025 or thereafter. This item would remain on the Action Items List.
2. Review of Wetlands Owned by Developer and HOA: Ongoing. The CDD was the permit holder with the South Florida Water Management District (SFWMD) and



there were ongoing discussions regarding the ultimate owner of the wetlands where the stormwater discharges. The District Engineer would review and make recommendations to the Board.

Mr. Reed was opposed to the District spending money on engineering time, as his expectation of ownership of the stormwater system, included these wetlands and the Board's decision was either to accept the risk or not. Ms. Adams asked if the Board wanted to remove this item, until such a time where an entity approaches the District about property conveyance. Mr. Reed did not want to remove it from the Action Items List and only wanted the District's position to not spend any money, be understood. Ms. Leo felt that it was better for the District to have control of these assets for long-term ownership and maintenance, as the wetland was part of the overall stormwater management system. Mr. Reed agreed with the District owning the wetlands, but voiced concern that the District was now liable for fines from the SFWMD as well as maintenance costs and preferred that the Board Members be educated about options, in order for the Board to be able to decide whether to accept them or not. Ms. Carpenter confirmed that the District had the permits for operation and maintenance, as the owner of the stormwater system and the Water Management District would look to the CDD if there were any issues. Mr. Cameron asked if the Board approved a document, identifying areas at risk and whether they were putting themselves at risk from a legal standpoint. Ms. Carpenter was not familiar with the risk assessment that he was referring to, but recalled that the Board discussed the potential risk under the permits, with the goal to be looking into ownership as a way of reducing risk. Mr. Reed wanted everyone to fully understand the risk and the pros and cons, in order to reach a logical conclusion and did not want to spend money or make decisions until the Risk Assessment was presented to the Board.

Ms. Leo recalled that the original Engineer's Report that was created in 1999, showed the ultimate ownership of all assets, including the wetlands, which were going to be turned over from the developer to the CDD. Mr. Reed pointed out that did not live in the community 20 years ago and wanted to make the right decision for the community. Mr. Reed voiced concern about ownership of the wetlands and being fined if there was an issue with invasive species, because as the permit holder, the District would be liable. Ms. Nelson questioned why the HOA could not be the permit holders. Ms. Carpenter explained that the District was the permit holders for the stormwater system and the wetlands were part of the system, which was why Ms. Leo was

reviewing the permits. Mr. Reed wanted this to be verified by the SFWMD staff. Ms. Carpenter cautioned Board Members about contacting another State Agency. Mr. Cameron requested that Board Members not contact SFWMD or any State Agency, unless it was by directive of the Board. Ms. Leo offered to go online, pull the permits and provide the information to the Board. Mr. Reed preferred to look it up himself and report to the Board at the next meeting.

3. Review of HOA Improvements Installed on CDD Parcels: Discussed.
4. Determine if Golf Course Fertilization is Contributing to Pond Algae: There was ongoing conversations between the Field Management Team and Golf Course Management regarding the products used to fertilize the golf course. Mr. Blanco would discuss this under the Field Manager's Report at the next meeting.
5. RFP Project Manual for Landscape Services: The Board authorized a Request for Proposal (RFP) for landscape and maintenance services. At an optional meeting for prospective bidders, six proposers attended. All of the proposals would be presented to the Board at the July 17<sup>th</sup> meeting. Staff would request that the proposers make five-minute presentation to the Board based on earlier Board direction.
6. Impact of Cypress Gardens Parkway to PCDD Stormwater System: Discussed.

**iv. Approval of Check Register**

Ms. Adams presented the Check Register from May 1, 2024 to May 31, 2024 in the amount of \$192,895.70 and a detailed run summary, which were included in the agenda package. It included items in the General Fund and payroll.

On MOTION by Ms. Nelson seconded by Mr. Reed with all in favor the May 1, 2024 to May 31, 2024 Check Register in the amount of \$192,895.70 was approved as presented.

**i. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through April 30, 2024, which were included in the agenda package. As of the end of April, the District was fully collected with tax revenues. The Board did an excellent job controlling expenses, with prorated administrative expenses of \$86,626 and actual spending of \$79,714. For operations and maintenance (O&M) expenses, the pro-rated budget was \$391,776, and there was actual spending of \$316,545. A scheduled budgeted transfer out to the capital reserve, had taken place. The Unaudited Financials for May would show that the debt service interest and principal payments were made on time.

On MOTION by Mr. Zimbardi seconded by Mr. Reed with all in favor the financials for April 30, 2024 were accepted.

**D. Field Manager's Report**

- i. Proposal of Aquatic Plantings on Pond E3**
- ii. Discussion of Erosion Repair**
- iii. Field Manager's Report**
- iv. Pond Maintenance Report**
- v. Midge Management Report**
- vi. Customer Complaint Log**

These items were discussed.

**TWELFTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Reed noted a situation with ownership of the retaining wall. Pictures were provided from the District to the HOA manager showing bolts sticking out of the retaining walls and a request that they cut the bolts off, for safety reasons, but the HOA had not yet done so. Ms.

Adams noted there was some legal framework that excluded the retaining walls from being accepted for maintenance by the CDD. Because of the sensitivity of this safety issue, a response was sent to the HOA Manager last night, confirming that the CDD did not accept the retaining walls for maintenance. As courtesy, a copy of the plat book as well as the deed, was provided to the HOA manager, to clear up any misunderstandings. Mr. Reed requested a copy of the email. Ms. Adams would forward it to the Board of Supervisors. Ms. Carpenter preferred to wait for a reply from the HOA before discussing it further. Mr. Zimbardi questioned how to differentiate himself from a Supervisor to a resident under the Sunshine Law. Ms. Carpenter explained that he could not discuss anything coming before the Board with other Board Members. Mr. Zimbardi asked about the ethics training. Ms. Carpenter reported that the Board was required to complete their ethics training by the end of the year and would provide the links for free ethics training. Supervisors did not need to report it on their Form 1 until next year but needed to complete the training by December 31<sup>st</sup> of this year. Mr. Zimbardi asked if they had to print out their agenda packages every month. Ms. Adams stated if the Board wanted to approve the expense, she would bring printed agenda binders to the meeting. Mr. Zimbardi wanted to receive his agenda package by FedEx. Mr. Cameron pointed out that it cost money to send it by FedEx. Ms. Nelson read hers on the computer and suggested that Mr. Zimbardi do the same. Mr. Reed printed out specific sections to make notations. Mr. Zimbardi would print it out what he needed to.

Mr. Cameron reported that he was a member of the RV club and after last month's meeting, they met and their guest speaker was the Chair of the HOA Landscape Committee. During his presentation, he discussed the new landscaping contract and pointed out concerns about CDD maintenance. Mr. Cameron worked with him to identify the dead tree. Mr. Cameron also noticed on Nextdoor, that a resident was complaining about the HOA landscape contractor, as they had some hedges behind his house that needed to be trimmed, but they would not trim them as it was mistakenly identified as CDD property. Mr. Cameron went to the resident's house and looked at the records and it turned out it was actually Avatar property. Ms. Adams pointed out that her contact information was included in the Club and HOA email system, for residents to report any CDD maintenance issues in their meeting notices, so that staff could address them or help to identify the responsible entity. Mr. McKelvey asked if Board Members served on an HOA Committee, whether they needed to be careful about what was discussed at their meetings. Ms. Carpenter suggested that they walk out of the meeting when CDD items were discussed.

**THIRTEENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**General Audience Comments**

There being no comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS**

**Next Meeting Date – July 17, 2024 @ 12:00 P.M. @ Starlite Ballroom**

Ms. Adams reported that the next meeting was scheduled for July 17, 2024 at 12:00 p.m.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Cameron seconded by Ms. Nelson with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION VIII

## SECTION 2

## **RESOLUTION 2024-07**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.**

**WHEREAS**, the District Manager has, prior to the seventeenth (17<sup>th</sup>) day in July, 2024, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Poinciana Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set July 17, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF POINCIANA COMMUNITY DEVELOPMENT DISTRICT;**

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024 and/or revised projections for Fiscal Year 2025.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Poinciana Community Development District for the Fiscal Year Ending September 30, 2025," as adopted by the Board of Supervisors on July 17, 2024.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Poinciana Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2012A-1 & A-2	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously

approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 17<sup>th</sup> day of July, 2024.

ATTEST:

**POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_



***Poinciana***  
***Community Development District***

***Proposed Budget***  
***FY2025***



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**Poinciana**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY2025
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**Revenues**

Special Assessments	\$ 667,127	\$ 676,098	\$ -	\$ 676,098	\$ 886,925
Interest	\$ 500	\$ 7,847	\$ 8,000	\$ 15,847	\$ 2,373
Miscellaneous Revenue	\$ -	\$ 26,243	\$ -	\$ 26,243	\$ -
Carry Forward Surplus	\$ 192,797	\$ 21,605	\$ -	\$ 21,605	\$ -

<b>Total Revenues</b>	<b>\$ 860,424</b>	<b>\$ 731,793</b>	<b>\$ 8,000</b>	<b>\$ 739,793</b>	<b>\$ 889,298</b>
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**Expenditures**

**Administrative**

Supervisors Fees	\$ 12,000	\$ 5,200	\$ 4,000	\$ 9,200	\$ 12,000
FICA Expense	\$ 918	\$ 398	\$ 306	\$ 704	\$ 918
Engineering	\$ 20,000	\$ 13,208	\$ 4,000	\$ 17,208	\$ 20,000
Attorney	\$ 30,000	\$ 21,786	\$ 12,000	\$ 33,786	\$ 30,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Annual Audit	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ 3,700
Trustee Fees	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Management Fees	\$ 43,260	\$ 28,840	\$ 14,420	\$ 43,260	\$ 45,423
Information Technology	\$ 1,238	\$ 825	\$ 413	\$ 1,238	\$ 1,300
Website Maintenance	\$ 825	\$ 550	\$ 275	\$ 825	\$ 867
Telephone	\$ 100	\$ -	\$ -	\$ -	\$ 100
Postage	\$ 2,600	\$ 599	\$ 599	\$ 1,199	\$ 2,600
Printing & Binding	\$ 1,000	\$ 75	\$ 75	\$ 151	\$ 500
Insurance	\$ 7,711	\$ 7,255	\$ -	\$ 7,255	\$ 7,981
Legal Advertising	\$ 5,500	\$ 1,144	\$ 2,356	\$ 3,500	\$ 5,500
Other Current Charges	\$ 2,400	\$ 594	\$ 1,806	\$ 2,400	\$ 2,400
Office Supplies	\$ 400	\$ 2	\$ 28	\$ 30	\$ 400
Property Appraiser	\$ 7,000	\$ -	\$ 7,000	\$ 7,000	\$ 7,000
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 148,177</b>	<b>\$ 89,252</b>	<b>\$ 51,729</b>	<b>\$ 140,980</b>	<b>\$ 150,564</b>
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**Poinciana**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY2025
<i><u>Operations &amp; Maintenance</u></i>					
Field Services	\$ 10,609	\$ 7,073	\$ 3,536	\$ 10,609	\$ 11,140
Property Insurance	\$ 13,116	\$ 12,504	\$ -	\$ 12,504	\$ 21,500
Electric	\$ 2,544	\$ 842	\$ 400	\$ 1,242	\$ 2,544
Landscape Maintenance	\$ 203,955	\$ 121,516	\$ 64,325	\$ 185,841	\$ 220,544
Landscape Improvement Areas Contingency	\$ -	\$ -	\$ -	\$ -	\$ 18,500
Aquatic Control Maintenance	\$ 147,569	\$ 98,291	\$ 50,992	\$ 149,283	\$ 159,828
Aquatic Midge Management	\$ 215,454	\$ 113,134	\$ 57,094	\$ 170,228	\$ 194,062
R&M - Mulch	\$ 3,500	\$ -	\$ -	\$ -	\$ -
R&M - Plant Replacement	\$ 3,500	\$ -	\$ -	\$ -	\$ 7,000
Storm Structure Repairs	\$ 50,000	\$ 606	\$ 6,500	\$ 7,106	\$ 41,616
Contingency	\$ 12,000	\$ 9,505	\$ 2,495	\$ 12,000	\$ 12,000
<b><u>Total Operations &amp; Maintenance</u></b>	<b>\$ 662,247</b>	<b>\$ 363,471</b>	<b>\$ 185,341</b>	<b>\$ 548,813</b>	<b>\$ 688,734</b>
<i><u>Other Expenditures</u></i>					
Transfer Out - Capital Reserve	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
<b><u>Total Other Expenditures</u></b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Total Other Expenditures</b>	<b>\$ 860,424</b>	<b>\$ 502,723</b>	<b>\$ 237,070</b>	<b>\$ 739,793</b>	<b>\$ 889,298</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 229,070</b>	<b>\$ (229,070)</b>	<b>\$ -</b>	<b>\$ -</b>

Net Assessments	\$ 886,925
Collection Cost (7%)	\$ 66,758
Gross Assessments	<b>\$ 953,683</b>

Property Type	Platted Units	Per Unit Net	Per Unit Gross	Net Total
Platted Residential	3820	\$227.61	\$244.74	\$869,470
Town Center Commercial	72.15	\$227.61	\$244.74	\$16,422
Golf Course	4.54	\$227.61	\$244.74	\$1,033
	<b>3896.69</b>			<b>\$886,925</b>

FY2025 Gross	FY2024 Gross	Increase/ (Decrease)
\$244.74	\$184.04	\$60.70
\$244.74	\$184.04	\$60.70
\$244.74	\$184.04	\$60.70

**Poinciana**  
**Community Development District**  
**General Fund Budget**

**Revenues:**

**Special Assessments**

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

**Interest**

The District earns interest income on their operating accounts and other investments.

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**Expenditures:**

**Administrative:**

**Supervisors Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

**FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

**Engineering**

The District's engineer, GAI Consultants, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

**Attorney**

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2022 Special Assessment Refunding Bonds. The District has contracted with AMTEC for this service.

**Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.



**Poinciana**  
**Community Development District**  
**General Fund Budget**

*Trustee Fees*

The District will pay annual trustee fees for the Series 2022 Special Assessment Refunding Bonds that are deposited with a Trustee at Hancock Whitney.

*Assessment Administration*

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

*Management Fees*

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

*Information Technology*

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

*Website Maintenance*

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

*Telephone*

Telephone and fax machine.

*Postage*

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

*Printing & Binding*

Printing board materials, printing of computerized checks, stationary, envelopes etc.

*Insurance*

The District's general liability and public officials liability insurance coverage is provided by Public Risk Insurance. Public Risk Insurance specializes in providing insurance coverage to governmental agencies.

*Legal Advertising*

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

**Poinciana**  
**Community Development District**  
**General Fund Budget**

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser

Represents a fee charged by Polk County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

The District's Property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents cost of electric services for item lights. District currently has two accounts with Duke Energy.

Account #	Service Address	Monthly	Annual
48750 39182	1051 Cypress Pky, 9 Tunnel Lights	\$32	\$384
87555 08008	1051 Cypress Pky, Lites/Golf Tunnel 33	\$120	\$1,440
	Contingency		\$720
	<b>Total</b>		<b>\$2,544</b>

# Poinciana

## Community Development District

### General Fund Budget

#### Landscape Maintenance

The District will maintain the lake bank maintenance that include mowing of no less than once every 7 days during the months of April 1<sup>st</sup> to October 31<sup>st</sup> and no less than once every 14 days from November 1<sup>st</sup> to March 31<sup>st</sup>. The District has contracted with Floralawn 2, LLC for this service.

Description	Monthly	Annual
Landscape Maintenance	\$16,221	\$194,654
3% Increase		\$5,789
10% Buffer		\$20,101
<b>Total</b>		<b>\$220,544</b>

#### Landscape Improvement Areas Contingency

Represents the cost for mulch, seasonal flowers, waste service, or any additional expense to maintain improvements on CDD tracts.

#### Aquatic Control Maintenance

Represents cost for maintenance to the ponds located within the District. Services include, but are not limited to, treatment removal and offsite disposal of nuisance vegetation and algae treatment. The District has contracted with Solitude Lake Management for these services.

Description	Monthly	Annual
Aquatic Maintenance	\$12,931	\$155,172
3% Increase		\$4,655
<b>Total</b>		<b>\$159,828</b>

#### Aquatic Midge Management

Represents costs for aquatic midge control (blind mosquitoes, weekly ATV aerosol & monthly aerial larva side.)

Description	Monthly	Annual
Aquatic Midge Control	\$14,273	\$171,281
3% Increase		\$5,138
10% Buffer		\$17,642
<b>Total</b>		<b>\$194,062</b>

#### Storm Structure Repairs

Represents estimated repair and maintenance cost to the drainage structures maintained by the District.

#### R&M – Plant Replacement

Represents estimated cost for the replacement of aquatic plants and tree replacement around the ponds.

#### Contingency

Represents any additional field expense that may not have been provided for in the budget.

**Poinciana**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**

	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 1,280,936	\$ 1,287,555	\$ -	\$ 1,287,555	\$ 1,279,197
Assessments - Prepayments	\$ -	\$ 5,050	\$ -	\$ 5,050	\$ -
Interest	\$ -	\$ 34,297	\$ 17,149	\$ 51,446	\$ 15,000
Carry Forward Surplus	\$ 423,822	\$ 448,760	\$ -	\$ 448,760	\$ 478,956
<b>Total Revenues</b>	<b>\$ 1,704,758</b>	<b>\$ 1,775,663</b>	<b>\$ 17,149</b>	<b>\$ 1,792,811</b>	<b>\$ 1,773,154</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Property Appraiser	\$ 13,774	\$ -	\$ 13,755	\$ 13,755	\$ 13,755
<b>Series 2022</b>					
Interest - 11/1	\$ 107,641	\$ 107,581	\$ -	\$ 107,581	\$ 97,211
Special Call - 11/1	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ -
Principal - 5/1	\$ 1,077,000	\$ 1,077,000	\$ -	\$ 1,077,000	\$ 1,101,000
Interest - 5/1	\$ 107,641	\$ 107,520	\$ -	\$ 107,520	\$ 97,211
<b>Total Expenditures</b>	<b>\$ 1,306,056</b>	<b>\$ 1,300,100</b>	<b>\$ 13,755</b>	<b>\$ 1,313,855</b>	<b>\$ 1,309,176</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 398,702</b>	<b>\$ 475,563</b>	<b>\$ 3,394</b>	<b>\$ 478,956</b>	<b>\$ 463,977</b>

<b>Series 2022</b>	
Interest - 11/1/25	\$ 85,738.28
Net Assessments	\$ 1,279,197
Collection Cost (7%)	\$ 96,284
Gross Assessments	<b>\$ 1,375,481</b>

Property Type	Platted Units	Net Per Unit	Gross Per Unit	Gross Total
Commercial	72.15	\$347.78	\$373.96	\$26,981
Residential	3606	\$347.78	\$373.96	\$1,348,500
Platted Residential - Prepaid	213	\$0.00	\$0.00	\$0
	<b>3891.15</b>			<b>\$1,375,481</b>

**Poinciana**  
**Community Development District**  
**Series 2022 Special Assessment Refunding Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
11/01/24	\$	8,240,000.00	\$	-	\$	97,210.70	\$ 1,281,852.15
05/01/25	\$	8,240,000.00	\$	1,101,000.00	\$	97,210.70	
11/01/25	\$	7,139,000.00	\$	-	\$	85,738.28	\$ 1,283,948.98
05/01/26	\$	7,139,000.00	\$	1,124,000.00	\$	85,738.28	
11/01/26	\$	6,015,000.00	\$	-	\$	73,441.72	\$ 1,283,180.00
05/01/27	\$	6,015,000.00	\$	1,147,000.00	\$	73,441.72	
11/01/27	\$	4,868,000.00	\$	-	\$	60,347.57	\$ 1,280,789.29
05/01/28	\$	4,868,000.00	\$	1,171,000.00	\$	60,347.57	
11/01/28	\$	3,697,000.00	\$	-	\$	46,455.41	\$ 1,277,802.98
05/01/29	\$	3,697,000.00	\$	1,200,000.00	\$	46,455.41	
11/01/29	\$	2,497,000.00	\$	-	\$	31,764.41	\$ 1,278,219.82
05/01/30	\$	2,497,000.00	\$	1,234,000.00	\$	31,764.41	
11/01/30	\$	1,263,000.00	\$	-	\$	16,257.97	\$ 1,282,022.38
05/01/31	\$	1,263,000.00	\$	1,263,000.00	\$	16,257.97	\$ 1,279,257.97
				\$ 9,317,000.00	\$ 1,154,264.87	\$	11,528,264.87



**Poinciana**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Interest	\$ -	\$ 4,023	\$ 2,012	\$ 6,035	\$ 2,000
Carry Forward Surplus	\$ 100,000	\$ 100,440	\$ -	\$ 100,440	\$ 150,440
<b>Total Revenues</b>	<b>\$ 100,000</b>	<b>\$ 100,440</b>	<b>\$ -</b>	<b>\$ 100,440</b>	<b>\$ 150,440</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 150,000</b>	<b>\$ 150,440</b>	<b>\$ -</b>	<b>\$ 150,440</b>	<b>\$ 200,440</b>

## SECTION 3

## **RESOLUTION 2024-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Poinciana Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2024-2025 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2024-2025; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to collect special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Poinciana Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

**SECTION 2. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 3. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 4. COLLECTION.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in

accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2025 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

**SECTION 5. CERTIFICATION OF ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Poinciana Community Development District.

**SECTION 6. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Poinciana Community Development District.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of July, 2024.

ATTEST:

**POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_



# Exhibit A

## ***Poinciana*** ***Community Development District***

***Proposed Budget***  
***FY2025***



# Table of Contents

1-2	<u>General Fund</u>
3-6	<u>General Fund Narrative</u>
7	<u>Debt Service Fund</u>
8	<u>Amortization Schedule Series 2022</u>
9	<u>Capital Reserve Fund</u>

**Poinciana**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY2025
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**Revenues**

Special Assessments	\$ 667,127	\$ 676,098	\$ -	\$ 676,098	\$ 886,925
Interest	\$ 500	\$ 7,847	\$ 8,000	\$ 15,847	\$ 2,373
Miscellaneous Revenue	\$ -	\$ 26,243	\$ -	\$ 26,243	\$ -
Carry Forward Surplus	\$ 192,797	\$ 21,605	\$ -	\$ 21,605	\$ -

<b>Total Revenues</b>	<b>\$ 860,424</b>	<b>\$ 731,793</b>	<b>\$ 8,000</b>	<b>\$ 739,793</b>	<b>\$ 889,298</b>
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**Expenditures**

**Administrative**

Supervisors Fees	\$ 12,000	\$ 5,200	\$ 4,000	\$ 9,200	\$ 12,000
FICA Expense	\$ 918	\$ 398	\$ 306	\$ 704	\$ 918
Engineering	\$ 20,000	\$ 13,208	\$ 4,000	\$ 17,208	\$ 20,000
Attorney	\$ 30,000	\$ 21,786	\$ 12,000	\$ 33,786	\$ 30,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Annual Audit	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ 3,700
Trustee Fees	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Management Fees	\$ 43,260	\$ 28,840	\$ 14,420	\$ 43,260	\$ 45,423
Information Technology	\$ 1,238	\$ 825	\$ 413	\$ 1,238	\$ 1,300
Website Maintenance	\$ 825	\$ 550	\$ 275	\$ 825	\$ 867
Telephone	\$ 100	\$ -	\$ -	\$ -	\$ 100
Postage	\$ 2,600	\$ 599	\$ 599	\$ 1,199	\$ 2,600
Printing & Binding	\$ 1,000	\$ 75	\$ 75	\$ 151	\$ 500
Insurance	\$ 7,711	\$ 7,255	\$ -	\$ 7,255	\$ 7,981
Legal Advertising	\$ 5,500	\$ 1,144	\$ 2,356	\$ 3,500	\$ 5,500
Other Current Charges	\$ 2,400	\$ 594	\$ 1,806	\$ 2,400	\$ 2,400
Office Supplies	\$ 400	\$ 2	\$ 28	\$ 30	\$ 400
Property Appraiser	\$ 7,000	\$ -	\$ 7,000	\$ 7,000	\$ 7,000
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 148,177</b>	<b>\$ 89,252</b>	<b>\$ 51,729</b>	<b>\$ 140,980</b>	<b>\$ 150,564</b>
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**Poinciana**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY2025
<i><u>Operations &amp; Maintenance</u></i>					
Field Services	\$ 10,609	\$ 7,073	\$ 3,536	\$ 10,609	\$ 11,140
Property Insurance	\$ 13,116	\$ 12,504	\$ -	\$ 12,504	\$ 21,500
Electric	\$ 2,544	\$ 842	\$ 400	\$ 1,242	\$ 2,544
Landscape Maintenance	\$ 203,955	\$ 121,516	\$ 64,325	\$ 185,841	\$ 220,544
Landscape Improvement Areas Contingency	\$ -	\$ -	\$ -	\$ -	\$ 18,500
Aquatic Control Maintenance	\$ 147,569	\$ 98,291	\$ 50,992	\$ 149,283	\$ 159,828
Aquatic Midge Management	\$ 215,454	\$ 113,134	\$ 57,094	\$ 170,228	\$ 194,062
R&M - Mulch	\$ 3,500	\$ -	\$ -	\$ -	\$ -
R&M - Plant Replacement	\$ 3,500	\$ -	\$ -	\$ -	\$ 7,000
Storm Structure Repairs	\$ 50,000	\$ 606	\$ 6,500	\$ 7,106	\$ 41,616
Contingency	\$ 12,000	\$ 9,505	\$ 2,495	\$ 12,000	\$ 12,000
<b><u>Total Operations &amp; Maintenance</u></b>	<b>\$ 662,247</b>	<b>\$ 363,471</b>	<b>\$ 185,341</b>	<b>\$ 548,813</b>	<b>\$ 688,734</b>
<i><u>Other Expenditures</u></i>					
Transfer Out - Capital Reserve	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
<b><u>Total Other Expenditures</u></b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Total Other Expenditures</b>	<b>\$ 860,424</b>	<b>\$ 502,723</b>	<b>\$ 237,070</b>	<b>\$ 739,793</b>	<b>\$ 889,298</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 229,070</b>	<b>\$ (229,070)</b>	<b>\$ -</b>	<b>\$ -</b>

Net Assessments	\$ 886,925
Collection Cost (7%)	\$ 66,758
Gross Assessments	<b>\$ 953,683</b>

Property Type	Platted Units	Per Unit Net	Per Unit Gross	Net Total
Platted Residential	3820	\$227.61	\$244.74	\$869,470
Town Center Commercial	72.15	\$227.61	\$244.74	\$16,422
Golf Course	4.54	\$227.61	\$244.74	\$1,033
	<b>3896.69</b>			<b>\$886,925</b>

FY2025 Gross	FY2024 Gross	Increase/ (Decrease)
\$244.74	\$184.04	\$60.70
\$244.74	\$184.04	\$60.70
\$244.74	\$184.04	\$60.70

**Poinciana**  
**Community Development District**  
**General Fund Budget**

**Revenues:**

**Special Assessments**

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

**Interest**

The District earns interest income on their operating accounts and other investments.

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**Expenditures:**

**Administrative:**

**Supervisors Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

**FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

**Engineering**

The District's engineer, GAI Consultants, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

**Attorney**

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2022 Special Assessment Refunding Bonds. The District has contracted with AMTEC for this service.

**Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.



**Poinciana**  
**Community Development District**  
**General Fund Budget**

*Trustee Fees*

The District will pay annual trustee fees for the Series 2022 Special Assessment Refunding Bonds that are deposited with a Trustee at Hancock Whitney.

*Assessment Administration*

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

*Management Fees*

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

*Information Technology*

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

*Website Maintenance*

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

*Telephone*

Telephone and fax machine.

*Postage*

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

*Printing & Binding*

Printing board materials, printing of computerized checks, stationary, envelopes etc.

*Insurance*

The District's general liability and public officials liability insurance coverage is provided by Public Risk Insurance. Public Risk Insurance specializes in providing insurance coverage to governmental agencies.

*Legal Advertising*

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

**Poinciana**  
**Community Development District**  
**General Fund Budget**

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser

Represents a fee charged by Polk County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

The District's Property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents cost of electric services for item lights. District currently has two accounts with Duke Energy.

Account #	Service Address	Monthly	Annual
48750 39182	1051 Cypress Pky, 9 Tunnel Lights	\$32	\$384
87555 08008	1051 Cypress Pky, Lites/Golf Tunnel 33	\$120	\$1,440
	Contingency		\$720
	<b>Total</b>		<b>\$2,544</b>

# Poinciana

## Community Development District

### General Fund Budget

#### Landscape Maintenance

The District will maintain the lake bank maintenance that include mowing of no less than once every 7 days during the months of April 1<sup>st</sup> to October 31<sup>st</sup> and no less than once every 14 days from November 1<sup>st</sup> to March 31<sup>st</sup>. The District has contracted with Floralawn 2, LLC for this service.

Description	Monthly	Annual
Landscape Maintenance	\$16,221	\$194,654
3% Increase		\$5,789
10% Buffer		\$20,101
<b>Total</b>		<b>\$220,544</b>

#### Landscape Improvement Areas Contingency

Represents the cost for mulch, seasonal flowers, waste service, or any additional expense to maintain improvements on CDD tracts.

#### Aquatic Control Maintenance

Represents cost for maintenance to the ponds located within the District. Services include, but are not limited to, treatment removal and offsite disposal of nuisance vegetation and algae treatment. The District has contracted with Solitude Lake Management for these services.

Description	Monthly	Annual
Aquatic Maintenance	\$12,931	\$155,172
3% Increase		\$4,655
<b>Total</b>		<b>\$159,828</b>

#### Aquatic Midge Management

Represents costs for aquatic midge control (blind mosquitoes, weekly ATV aerosol & monthly aerial larva side.)

Description	Monthly	Annual
Aquatic Midge Control	\$14,273	\$171,281
3% Increase		\$5,138
10% Buffer		\$17,642
<b>Total</b>		<b>\$194,062</b>

#### Storm Structure Repairs

Represents estimated repair and maintenance cost to the drainage structures maintained by the District.

#### R&M – Plant Replacement

Represents estimated cost for the replacement of aquatic plants and tree replacement around the ponds.

#### Contingency

Represents any additional field expense that may not have been provided for in the budget.

**Poinciana**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**

	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 1,280,936	\$ 1,287,555	\$ -	\$ 1,287,555	\$ 1,279,197
Assessments - Prepayments	\$ -	\$ 5,050	\$ -	\$ 5,050	\$ -
Interest	\$ -	\$ 34,297	\$ 17,149	\$ 51,446	\$ 15,000
Carry Forward Surplus	\$ 423,822	\$ 448,760	\$ -	\$ 448,760	\$ 478,956
<b>Total Revenues</b>	<b>\$ 1,704,758</b>	<b>\$ 1,775,663</b>	<b>\$ 17,149</b>	<b>\$ 1,792,811</b>	<b>\$ 1,773,154</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Property Appraiser	\$ 13,774	\$ -	\$ 13,755	\$ 13,755	\$ 13,755
<b>Series 2022</b>					
Interest - 11/1	\$ 107,641	\$ 107,581	\$ -	\$ 107,581	\$ 97,211
Special Call - 11/1	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ -
Principal - 5/1	\$ 1,077,000	\$ 1,077,000	\$ -	\$ 1,077,000	\$ 1,101,000
Interest - 5/1	\$ 107,641	\$ 107,520	\$ -	\$ 107,520	\$ 97,211
<b>Total Expenditures</b>	<b>\$ 1,306,056</b>	<b>\$ 1,300,100</b>	<b>\$ 13,755</b>	<b>\$ 1,313,855</b>	<b>\$ 1,309,176</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 398,702</b>	<b>\$ 475,563</b>	<b>\$ 3,394</b>	<b>\$ 478,956</b>	<b>\$ 463,977</b>

Series 2022	
Interest - 11/1/25	\$ 85,738.28
Net Assessments	\$ 1,279,197
Collection Cost (7%)	\$ 96,284
Gross Assessments	<b>\$ 1,375,481</b>

Property Type	Platted Units	Net Per Unit	Gross Per Unit	Gross Total
Commercial	72.15	\$347.78	\$373.96	\$26,981
Residential	3606	\$347.78	\$373.96	\$1,348,500
Platted Residential - Prepaid	213	\$0.00	\$0.00	\$0
	<b>3891.15</b>			<b>\$1,375,481</b>

**Poinciana**  
**Community Development District**  
**Series 2022 Special Assessment Refunding Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
11/01/24	\$	8,240,000.00	\$	-	\$	97,210.70	\$ 1,281,852.15
05/01/25	\$	8,240,000.00	\$	1,101,000.00	\$	97,210.70	
11/01/25	\$	7,139,000.00	\$	-	\$	85,738.28	\$ 1,283,948.98
05/01/26	\$	7,139,000.00	\$	1,124,000.00	\$	85,738.28	
11/01/26	\$	6,015,000.00	\$	-	\$	73,441.72	\$ 1,283,180.00
05/01/27	\$	6,015,000.00	\$	1,147,000.00	\$	73,441.72	
11/01/27	\$	4,868,000.00	\$	-	\$	60,347.57	\$ 1,280,789.29
05/01/28	\$	4,868,000.00	\$	1,171,000.00	\$	60,347.57	
11/01/28	\$	3,697,000.00	\$	-	\$	46,455.41	\$ 1,277,802.98
05/01/29	\$	3,697,000.00	\$	1,200,000.00	\$	46,455.41	
11/01/29	\$	2,497,000.00	\$	-	\$	31,764.41	\$ 1,278,219.82
05/01/30	\$	2,497,000.00	\$	1,234,000.00	\$	31,764.41	
11/01/30	\$	1,263,000.00	\$	-	\$	16,257.97	\$ 1,282,022.38
05/01/31	\$	1,263,000.00	\$	1,263,000.00	\$	16,257.97	\$ 1,279,257.97
				\$ 9,317,000.00	\$ 1,154,264.87	\$	11,528,264.87



**Poinciana**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Interest	\$ -	\$ 4,023	\$ 2,012	\$ 6,035	\$ 2,000
Carry Forward Surplus	\$ 100,000	\$ 100,440	\$ -	\$ 100,440	\$ 150,440
<b>Total Revenues</b>	<b>\$ 100,000</b>	<b>\$ 100,440</b>	<b>\$ -</b>	<b>\$ 100,440</b>	<b>\$ 150,440</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 150,000</b>	<b>\$ 150,440</b>	<b>\$ -</b>	<b>\$ 150,440</b>	<b>\$ 200,440</b>

## Exhibit B

<b>Poinciana CDD</b> <b>FY 25 Assessment Roll</b>
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PARCEL ID	Units	FY 25 O&M	Debt	Total
282713933512000010	1.00	\$244.74	\$373.96	\$618.70
282713933512000020	1.00	\$244.74	\$373.96	\$618.70
282713933512000030	1.00	\$244.74	\$373.96	\$618.70
282713933512000040	1.00	\$244.74	\$373.96	\$618.70
282713933512000050	1.00	\$244.74	\$373.96	\$618.70
282713933512000060	1.00	\$244.74	\$0.00	\$244.74
282713933512000070	1.00	\$244.74	\$373.96	\$618.70
282713933512000080	1.00	\$244.74	\$373.96	\$618.70
282713933512000090	1.00	\$244.74	\$373.96	\$618.70
282713933512000100	1.00	\$244.74	\$373.96	\$618.70
282713933512000110	1.00	\$244.74	\$373.96	\$618.70
282713933512000120	1.00	\$244.74	\$373.96	\$618.70
282713933512000130	1.00	\$244.74	\$373.96	\$618.70
282713933512000140	1.00	\$244.74	\$373.96	\$618.70
282713933512000150	1.00	\$244.74	\$373.96	\$618.70
282713933512000160	1.00	\$244.74	\$373.96	\$618.70
282713933512000170	1.00	\$244.74	\$373.96	\$618.70
282713933512000180	1.00	\$244.74	\$373.96	\$618.70
282713933512000190	1.00	\$244.74	\$0.00	\$244.74
282713933512000200	1.00	\$244.74	\$373.96	\$618.70
282713933512000210	1.00	\$244.74	\$373.96	\$618.70
282713933512000220	1.00	\$244.74	\$373.96	\$618.70
282713933512000230	1.00	\$244.74	\$373.96	\$618.70
282713933512000240	1.00	\$244.74	\$373.96	\$618.70
282713933512000250	1.00	\$244.74	\$373.96	\$618.70
282713933512000260	1.00	\$244.74	\$373.96	\$618.70
282713933512000270	1.00	\$244.74	\$373.96	\$618.70
282713933512000280	1.00	\$244.74	\$373.96	\$618.70
282713933512000290	1.00	\$244.74	\$373.96	\$618.70
282713933512000300	1.00	\$244.74	\$373.96	\$618.70
282713933512000310	1.00	\$244.74	\$373.96	\$618.70
282713933512000320	1.00	\$244.74	\$373.96	\$618.70
282713933512000330	1.00	\$244.74	\$373.96	\$618.70
282713933512000340	1.00	\$244.74	\$373.96	\$618.70
282713933512000350	1.00	\$244.74	\$373.96	\$618.70
282713933512000360	1.00	\$244.74	\$373.96	\$618.70
282713933512000370	1.00	\$244.74	\$373.96	\$618.70
282713933512000380	1.00	\$244.74	\$373.96	\$618.70
282713933512000390	1.00	\$244.74	\$373.96	\$618.70
282713933512000400	1.00	\$244.74	\$373.96	\$618.70
282713933512000410	1.00	\$244.74	\$373.96	\$618.70
282713933512000420	1.00	\$244.74	\$373.96	\$618.70
282713933512000430	1.00	\$244.74	\$373.96	\$618.70
282713933512000440	1.00	\$244.74	\$373.96	\$618.70
282713933512000450	1.00	\$244.74	\$373.96	\$618.70
282713933512000460	1.00	\$244.74	\$0.00	\$244.74
282713933512000470	1.00	\$244.74	\$373.96	\$618.70
282713933512000480	1.00	\$244.74	\$373.96	\$618.70
282713933512000490	1.00	\$244.74	\$373.96	\$618.70
282713933512000500	1.00	\$244.74	\$373.96	\$618.70
282713933512000510	1.00	\$244.74	\$373.96	\$618.70

PARCEL ID	Units	FY 25 O&M	Debt	Total
282713933512000520	1.00	\$244.74	\$373.96	\$618.70
282713933512000530	1.00	\$244.74	\$373.96	\$618.70
282713933512000540	1.00	\$244.74	\$373.96	\$618.70
282713933512000550	1.00	\$244.74	\$373.96	\$618.70
282713933512000560	1.00	\$244.74	\$373.96	\$618.70
282713933512000570	1.00	\$244.74	\$373.96	\$618.70
282713933512000580	1.00	\$244.74	\$373.96	\$618.70
282713933512000590	1.00	\$244.74	\$373.96	\$618.70
282713933512000600	1.00	\$244.74	\$373.96	\$618.70
282713933512000610	1.00	\$244.74	\$373.96	\$618.70
282713933512000620	1.00	\$244.74	\$373.96	\$618.70
282713933512000630	1.00	\$244.74	\$373.96	\$618.70
282713933512000640	1.00	\$244.74	\$373.96	\$618.70
282713933512000650	1.00	\$244.74	\$373.96	\$618.70
282713933512000660		\$0.00	\$0.00	\$0.00
282713933512000670		\$0.00	\$0.00	\$0.00
282713933512000680		\$0.00	\$0.00	\$0.00
282713933512000690		\$0.00	\$0.00	\$0.00
282713933512000700		\$0.00	\$0.00	\$0.00
282713933512000710		\$0.00	\$0.00	\$0.00
282713933512000720		\$0.00	\$0.00	\$0.00
282713933512000730		\$0.00	\$0.00	\$0.00
282713933512000740		\$0.00	\$0.00	\$0.00
282713933512000750		\$0.00	\$0.00	\$0.00
282713933512000760		\$0.00	\$0.00	\$0.00
282713933512000770		\$0.00	\$0.00	\$0.00
282713933512000780		\$0.00	\$0.00	\$0.00
282713933513000010	1.00	\$244.74	\$373.96	\$618.70
282713933513000020	1.00	\$244.74	\$373.96	\$618.70
282713933513000030	1.00	\$244.74	\$373.96	\$618.70
282713933513000040	1.00	\$244.74	\$373.96	\$618.70
282713933513000050	1.00	\$244.74	\$373.96	\$618.70
282713933513000060	1.00	\$244.74	\$373.96	\$618.70
282713933513000070	1.00	\$244.74	\$0.00	\$244.74
282713933513000080	1.00	\$244.74	\$373.96	\$618.70
282713933513000090	1.00	\$244.74	\$373.96	\$618.70
282713933513000100	1.00	\$244.74	\$373.96	\$618.70
282713933513000110	1.00	\$244.74	\$373.96	\$618.70
282713933513000120	1.00	\$244.74	\$373.96	\$618.70
282713933513000130	1.00	\$244.74	\$373.96	\$618.70
282713933513000140	1.00	\$244.74	\$373.96	\$618.70
282713933513000150	1.00	\$244.74	\$373.96	\$618.70
282713933513000160	1.00	\$244.74	\$373.96	\$618.70
282713933513000170	1.00	\$244.74	\$373.96	\$618.70
282713933513000180	1.00	\$244.74	\$373.96	\$618.70
282713933513000190	1.00	\$244.74	\$373.96	\$618.70
282713933513000200	1.00	\$244.74	\$373.96	\$618.70
282713933513000210	1.00	\$244.74	\$373.96	\$618.70
282713933513000220	1.00	\$244.74	\$373.96	\$618.70
282713933513000230	1.00	\$244.74	\$373.96	\$618.70
282713933513000240	1.00	\$244.74	\$373.96	\$618.70
282713933513000250	1.00	\$244.74	\$373.96	\$618.70
282713933513000260	1.00	\$244.74	\$0.00	\$244.74
282713933513000270	1.00	\$244.74	\$373.96	\$618.70

PARCEL ID	Units	FY 25 O&M	Debt	Total
282713933513000280	1.00	\$244.74	\$0.00	\$244.74
282713933513000290	1.00	\$244.74	\$373.96	\$618.70
282713933513000300	1.00	\$244.74	\$0.00	\$244.74
282713933513000310	1.00	\$244.74	\$373.96	\$618.70
282713933513000320	1.00	\$244.74	\$373.96	\$618.70
282713933513000330	1.00	\$244.74	\$0.00	\$244.74
282713933513000340	1.00	\$244.74	\$373.96	\$618.70
282713933513000350	1.00	\$244.74	\$373.96	\$618.70
282713933513000360	1.00	\$244.74	\$373.96	\$618.70
282713933513000370	1.00	\$244.74	\$373.96	\$618.70
282713933513000380	1.00	\$244.74	\$373.96	\$618.70
282713933513000390	1.00	\$244.74	\$373.96	\$618.70
282713933513000400	1.00	\$244.74	\$373.96	\$618.70
282713933513000410	1.00	\$244.74	\$373.96	\$618.70
282713933513000420	1.00	\$244.74	\$373.96	\$618.70
282713933513000430	1.00	\$244.74	\$373.96	\$618.70
282713933513000440	1.00	\$244.74	\$373.96	\$618.70
282713933513000450	1.00	\$244.74	\$373.96	\$618.70
282713933513000460	1.00	\$244.74	\$373.96	\$618.70
282713933513000470	1.00	\$244.74	\$373.96	\$618.70
282713933513000480	1.00	\$244.74	\$373.96	\$618.70
282713933513000490	1.00	\$244.74	\$0.00	\$244.74
282713933513000500	1.00	\$244.74	\$0.00	\$244.74
282713933513000510	1.00	\$244.74	\$0.00	\$244.74
282713933513000520	1.00	\$244.74	\$0.00	\$244.74
282713933513000530	1.00	\$244.74	\$373.96	\$618.70
282713933513000540	1.00	\$244.74	\$373.96	\$618.70
282713933513000550	1.00	\$244.74	\$373.96	\$618.70
282713933513000560	1.00	\$244.74	\$373.96	\$618.70
282713933513000570	1.00	\$244.74	\$373.96	\$618.70
282713933513000580	1.00	\$244.74	\$373.96	\$618.70
282713933513000590	1.00	\$244.74	\$373.96	\$618.70
282713933513000600	1.00	\$244.74	\$373.96	\$618.70
282713933513000610	1.00	\$244.74	\$373.96	\$618.70
282713933513000620	1.00	\$244.74	\$373.96	\$618.70
282713933513000630	1.00	\$244.74	\$373.96	\$618.70
282713933513000640	1.00	\$244.74	\$373.96	\$618.70
282713933513000650	1.00	\$244.74	\$373.96	\$618.70
282713933513000660	1.00	\$244.74	\$373.96	\$618.70
282713933513000680	1.00	\$244.74	\$373.96	\$618.70
282713933513000690	1.00	\$244.74	\$373.96	\$618.70
282713933513000700	1.00	\$244.74	\$373.96	\$618.70
282713933513000710	1.00	\$244.74	\$373.96	\$618.70
282713933513000720	1.00	\$244.74	\$373.96	\$618.70
282713933513000730	1.00	\$244.74	\$373.96	\$618.70
282713933513000740	1.00	\$244.74	\$373.96	\$618.70
282713933513000750	1.00	\$244.74	\$373.96	\$618.70
282713933513000760	1.00	\$244.74	\$373.96	\$618.70
282713933513000770	1.00	\$244.74	\$373.96	\$618.70
282713933513000780	1.00	\$244.74	\$373.96	\$618.70
282713933513000790	1.00	\$244.74	\$373.96	\$618.70
282713933513000800	1.00	\$244.74	\$373.96	\$618.70
282713933513000810	1.00	\$244.74	\$373.96	\$618.70
282713933513000820	1.00	\$244.74	\$373.96	\$618.70

PARCEL ID	Units	FY 25 O&M	Debt	Total
282713933513000830	1.00	\$244.74	\$373.96	\$618.70
282713933513000840	1.00	\$244.74	\$373.96	\$618.70
282713933513000850	1.00	\$244.74	\$0.00	\$244.74
282713933513000860	1.00	\$244.74	\$373.96	\$618.70
282713933513000870	1.00	\$244.74	\$373.96	\$618.70
282713933513000880	1.00	\$244.74	\$373.96	\$618.70
282713933513000890	1.00	\$244.74	\$0.00	\$244.74
282713933513000900	1.00	\$244.74	\$373.96	\$618.70
282713933513000910	1.00	\$244.74	\$373.96	\$618.70
282713933513000920	1.00	\$244.74	\$373.96	\$618.70
282713933513000930	1.00	\$244.74	\$373.96	\$618.70
282713933513000940	1.00	\$244.74	\$373.96	\$618.70
282713933513000950	1.00	\$244.74	\$373.96	\$618.70
282713933513000960	1.00	\$244.74	\$373.96	\$618.70
282713933513000970	1.00	\$244.74	\$373.96	\$618.70
282713933513000980	1.00	\$244.74	\$373.96	\$618.70
282713933513000990	1.00	\$244.74	\$0.00	\$244.74
282713933513001000	1.00	\$244.74	\$373.96	\$618.70
282713933513001010	1.00	\$244.74	\$373.96	\$618.70
282713933513001020	1.00	\$244.74	\$373.96	\$618.70
282713933513001030	1.00	\$244.74	\$373.96	\$618.70
282713933513001040	1.00	\$244.74	\$373.96	\$618.70
282713933513001050	1.00	\$244.74	\$373.96	\$618.70
282713933513001060	1.00	\$244.74	\$373.96	\$618.70
282713933513001070	1.00	\$244.74	\$373.96	\$618.70
282713933513001080	1.00	\$244.74	\$373.96	\$618.70
282713933513001090	1.00	\$244.74	\$373.96	\$618.70
282713933513001100	1.00	\$244.74	\$373.96	\$618.70
282713933513001110	1.00	\$244.74	\$373.96	\$618.70
282713933513001120	1.00	\$244.74	\$373.96	\$618.70
282713933513001130	1.00	\$244.74	\$373.96	\$618.70
282713933513001140	1.00	\$244.74	\$373.96	\$618.70
282713933513001150	1.00	\$244.74	\$373.96	\$618.70
282713933513001160	1.00	\$244.74	\$373.96	\$618.70
282713933513001180	1.00	\$244.74	\$373.96	\$618.70
282713933513001190	1.00	\$244.74	\$373.96	\$618.70
282713933513001200	1.00	\$244.74	\$373.96	\$618.70
282713933513001210		\$0.00	\$0.00	\$0.00
282713933513001220		\$0.00	\$0.00	\$0.00
282713933513001230		\$0.00	\$0.00	\$0.00
282713933513001240		\$0.00	\$0.00	\$0.00
282713933513001250		\$0.00	\$0.00	\$0.00
282713933513001260		\$0.00	\$0.00	\$0.00
282713933513001270		\$0.00	\$0.00	\$0.00
282713933513001280		\$0.00	\$0.00	\$0.00
282713933513001290		\$0.00	\$0.00	\$0.00
282713933513001300		\$0.00	\$0.00	\$0.00
282713933513001310		\$0.00	\$0.00	\$0.00
282713933513001320		\$0.00	\$0.00	\$0.00
282713933513001330		\$0.00	\$0.00	\$0.00
282713933513001340		\$0.00	\$0.00	\$0.00
282713933513001350		\$0.00	\$0.00	\$0.00
282713933513001360		\$0.00	\$0.00	\$0.00
282713933513001370		\$0.00	\$0.00	\$0.00



PARCEL ID	Units	FY 25 O&M	Debt	Total
282713933513001380		\$0.00	\$0.00	\$0.00
282713933513001390		\$0.00	\$0.00	\$0.00
282713933513001400		\$0.00	\$0.00	\$0.00
282713933513001410		\$0.00	\$0.00	\$0.00
282713933513001420		\$0.00	\$0.00	\$0.00
282713933513001430		\$0.00	\$0.00	\$0.00
282713933513001440		\$0.00	\$0.00	\$0.00
282713933513001450		\$0.00	\$0.00	\$0.00
282713933513001460		\$0.00	\$0.00	\$0.00
282713933514000010	1.00	\$244.74	\$373.96	\$618.70
282713933514000020	1.00	\$244.74	\$373.96	\$618.70
282713933514000030	1.00	\$244.74	\$0.00	\$244.74
282713933514000040	1.00	\$244.74	\$373.96	\$618.70
282713933514000050	1.00	\$244.74	\$373.96	\$618.70
282713933514000060	1.00	\$244.74	\$373.96	\$618.70
282713933514000070	1.00	\$244.74	\$373.96	\$618.70
282713933514000080	1.00	\$244.74	\$373.96	\$618.70
282713933514000090	1.00	\$244.74	\$373.96	\$618.70
282713933514000100	1.00	\$244.74	\$373.96	\$618.70
282713933514000110	1.00	\$244.74	\$373.96	\$618.70
282713933514000120	1.00	\$244.74	\$373.96	\$618.70
282713933514000130	1.00	\$244.74	\$373.96	\$618.70
282713933514000140	1.00	\$244.74	\$373.96	\$618.70
282713933514000150	1.00	\$244.74	\$373.96	\$618.70
282713933514000160	1.00	\$244.74	\$373.96	\$618.70
282713933514000170	1.00	\$244.74	\$0.00	\$244.74
282713933514000180	1.00	\$244.74	\$373.96	\$618.70
282713933514000190	1.00	\$244.74	\$373.96	\$618.70
282713933514000200	1.00	\$244.74	\$373.96	\$618.70
282713933514000210	1.00	\$244.74	\$373.96	\$618.70
282713933514000220	1.00	\$244.74	\$373.96	\$618.70
282713933514000230	1.00	\$244.74	\$373.96	\$618.70
282713933514000240	1.00	\$244.74	\$373.96	\$618.70
282713933514000250	1.00	\$244.74	\$373.96	\$618.70
282713933514000260	1.00	\$244.74	\$373.96	\$618.70
282713933514000270	1.00	\$244.74	\$373.96	\$618.70
282713933514000280	1.00	\$244.74	\$0.00	\$244.74
282713933514000290	1.00	\$244.74	\$373.96	\$618.70
282713933514000300	1.00	\$244.74	\$373.96	\$618.70
282713933514000310	1.00	\$244.74	\$0.00	\$244.74
282713933514000320	1.00	\$244.74	\$373.96	\$618.70
282713933514000330	1.00	\$244.74	\$373.96	\$618.70
282713933514000340	1.00	\$244.74	\$0.00	\$244.74
282713933514000350	1.00	\$244.74	\$0.00	\$244.74
282713933514000360	1.00	\$244.74	\$373.96	\$618.70
282713933514000370	1.00	\$244.74	\$373.96	\$618.70
282713933514000380	1.00	\$244.74	\$373.96	\$618.70
282713933514000390	1.00	\$244.74	\$373.96	\$618.70
282713933514000400	1.00	\$244.74	\$373.96	\$618.70
282713933514000410	1.00	\$244.74	\$373.96	\$618.70
282713933514000420	1.00	\$244.74	\$0.00	\$244.74
282713933514000430	1.00	\$244.74	\$373.96	\$618.70
282713933514000440	1.00	\$244.74	\$373.96	\$618.70
282713933514000450	1.00	\$244.74	\$373.96	\$618.70

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PARCEL ID	Units	FY 25 O&M	Debt	Total
282713933514001000	1.00	\$244.74	\$373.96	\$618.70
282713933514001010	1.00	\$244.74	\$373.96	\$618.70
282713933514001020	1.00	\$244.74	\$373.96	\$618.70
282713933514001030		\$0.00	\$0.00	\$0.00
282713933514001040		\$0.00	\$0.00	\$0.00
282713933514001050		\$0.00	\$0.00	\$0.00
282713933514001060		\$0.00	\$0.00	\$0.00
282713933514001070		\$0.00	\$0.00	\$0.00
282713933514001080		\$0.00	\$0.00	\$0.00
282713933514001090		\$0.00	\$0.00	\$0.00
282714000000011080		\$0.00	\$0.00	\$0.00
282714000000043010		\$0.00	\$0.00	\$0.00
282714933530001000		\$0.00	\$0.00	\$0.00
282714933530042000		\$0.00	\$0.00	\$0.00
282714933530045000		\$0.00	\$0.00	\$0.00
282714933540001000		\$0.00	\$0.00	\$0.00
282714933541000010	1.00	\$244.74	\$373.96	\$618.70
282714933541000020	1.00	\$244.74	\$373.96	\$618.70
282714933541000030	1.00	\$244.74	\$373.96	\$618.70
282714933541000040	1.00	\$244.74	\$0.00	\$244.74
282714933541000050	1.00	\$244.74	\$373.96	\$618.70
282714933541000060	1.00	\$244.74	\$373.96	\$618.70
282714933541000070	1.00	\$244.74	\$373.96	\$618.70
282714933541000080	1.00	\$244.74	\$373.96	\$618.70
282714933541000090	1.00	\$244.74	\$373.96	\$618.70
282714933541000100	1.00	\$244.74	\$373.96	\$618.70
282714933541000110	1.00	\$244.74	\$373.96	\$618.70
282714933541000120	1.00	\$244.74	\$373.96	\$618.70
282714933541000130	1.00	\$244.74	\$373.96	\$618.70
282714933541000140	1.00	\$244.74	\$373.96	\$618.70
282714933541000150	1.00	\$244.74	\$373.96	\$618.70
282714933541000160	1.00	\$244.74	\$373.96	\$618.70
282714933541000170	1.00	\$244.74	\$373.96	\$618.70
282714933541000180	1.00	\$244.74	\$0.00	\$244.74
282714933541000190	1.00	\$244.74	\$373.96	\$618.70
282714933541000200	1.00	\$244.74	\$373.96	\$618.70
282714933541000210	1.00	\$244.74	\$373.96	\$618.70
282714933541000220	1.00	\$244.74	\$373.96	\$618.70
282714933541000230	1.00	\$244.74	\$373.96	\$618.70
282714933541000240	1.00	\$244.74	\$373.96	\$618.70
282714933541000250	1.00	\$244.74	\$373.96	\$618.70
282714933541000260	1.00	\$244.74	\$373.96	\$618.70
282714933541000270	1.00	\$244.74	\$373.96	\$618.70
282714933541000280	1.00	\$244.74	\$373.96	\$618.70
282714933541000290	1.00	\$244.74	\$0.00	\$244.74
282714933541000300	1.00	\$244.74	\$373.96	\$618.70
282714933541000310	1.00	\$244.74	\$373.96	\$618.70
282714933541000320	1.00	\$244.74	\$0.00	\$244.74
282714933541000330	1.00	\$244.74	\$373.96	\$618.70
282714933541000340	1.00	\$244.74	\$373.96	\$618.70
282714933541000350	1.00	\$244.74	\$373.96	\$618.70
282714933541000360	1.00	\$244.74	\$373.96	\$618.70
282714933541000370	1.00	\$244.74	\$373.96	\$618.70
282714933541000380	1.00	\$244.74	\$373.96	\$618.70

[illegible]

[illegible]



PARCEL ID	Units	FY 25 O&M	Debt	Total
282714933541001470	1.00	\$244.74	\$373.96	\$618.70
282714933541001480	1.00	\$244.74	\$373.96	\$618.70
282714933541001490	1.00	\$244.74	\$373.96	\$618.70
282714933541001500	1.00	\$244.74	\$373.96	\$618.70
282714933541001510	1.00	\$244.74	\$373.96	\$618.70
282714933541001520	1.00	\$244.74	\$373.96	\$618.70
282714933541001530	1.00	\$244.74	\$373.96	\$618.70
282714933541001540	1.00	\$244.74	\$0.00	\$244.74
282714933541001550	1.00	\$244.74	\$373.96	\$618.70
282714933541001560	1.00	\$244.74	\$373.96	\$618.70
282714933541001570	1.00	\$244.74	\$373.96	\$618.70
282714933541001580	1.00	\$244.74	\$373.96	\$618.70
282714933541001590	1.00	\$244.74	\$373.96	\$618.70
282714933541001600	1.00	\$244.74	\$373.96	\$618.70
282714933541001610	1.00	\$244.74	\$373.96	\$618.70
282714933541001620	1.00	\$244.74	\$373.96	\$618.70
282714933541001630	1.00	\$244.74	\$373.96	\$618.70
282714933541001640	1.00	\$244.74	\$373.96	\$618.70
282714933541001650	1.00	\$244.74	\$373.96	\$618.70
282714933541001660	1.00	\$244.74	\$373.96	\$618.70
282714933541001670	1.00	\$244.74	\$373.96	\$618.70
282714933541001680	1.00	\$244.74	\$0.00	\$244.74
282714933541001690	1.00	\$244.74	\$373.96	\$618.70
282714933541001700	1.00	\$244.74	\$373.96	\$618.70
282714933541001710	1.00	\$244.74	\$373.96	\$618.70
282714933541001720	1.00	\$244.74	\$373.96	\$618.70
282714933541001730	1.00	\$244.74	\$373.96	\$618.70
282714933541001740	1.00	\$244.74	\$373.96	\$618.70
282714933541001750	1.00	\$244.74	\$373.96	\$618.70
282714933541001760	1.00	\$244.74	\$373.96	\$618.70
282714933541001770	1.00	\$244.74	\$373.96	\$618.70
282714933541001780	1.00	\$244.74	\$373.96	\$618.70
282714933541001790	1.00	\$244.74	\$373.96	\$618.70
282714933541001800	1.00	\$244.74	\$373.96	\$618.70
282714933541001810	1.00	\$244.74	\$373.96	\$618.70
282714933541001820	1.00	\$244.74	\$373.96	\$618.70
282714933541001830	1.00	\$244.74	\$0.00	\$244.74
282714933541001840	1.00	\$244.74	\$0.00	\$244.74
282714933541001850	1.00	\$244.74	\$373.96	\$618.70
282714933541001860	1.00	\$244.74	\$373.96	\$618.70
282714933541001870	1.00	\$244.74	\$373.96	\$618.70
282714933541001880	1.00	\$244.74	\$373.96	\$618.70
282714933541001890	1.00	\$244.74	\$373.96	\$618.70
282714933541001900	1.00	\$244.74	\$373.96	\$618.70
282714933541001910	1.00	\$244.74	\$373.96	\$618.70
282714933541001920	1.00	\$244.74	\$0.00	\$244.74
282714933541001930	1.00	\$244.74	\$373.96	\$618.70
282714933541001940	1.00	\$244.74	\$373.96	\$618.70
282714933541001950	1.00	\$244.74	\$373.96	\$618.70
282714933541001960	1.00	\$244.74	\$373.96	\$618.70
282714933541001970	1.00	\$244.74	\$373.96	\$618.70
282714933541001980	1.00	\$244.74	\$373.96	\$618.70
282714933541001990	1.00	\$244.74	\$373.96	\$618.70
282714933541002000	1.00	\$244.74	\$373.96	\$618.70

[illegible]

[illegible]

[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282714933541003630	1.00	\$244.74	\$373.96	\$618.70
282714933541003640	1.00	\$244.74	\$373.96	\$618.70
282714933541003650	1.00	\$244.74	\$373.96	\$618.70
282714933541003660	1.00	\$244.74	\$373.96	\$618.70
282714933541003670	1.00	\$244.74	\$373.96	\$618.70
282714933541003680	1.00	\$244.74	\$373.96	\$618.70
282714933541003690	1.00	\$244.74	\$373.96	\$618.70
282714933541003700	1.00	\$244.74	\$373.96	\$618.70
282714933541003710	1.00	\$244.74	\$373.96	\$618.70
282714933541003720	1.00	\$244.74	\$0.00	\$244.74
282714933541003730	1.00	\$244.74	\$373.96	\$618.70
282714933541003740	1.00	\$244.74	\$373.96	\$618.70
282714933541003750	1.00	\$244.74	\$373.96	\$618.70
282714933541003760	1.00	\$244.74	\$373.96	\$618.70
282714933541003770	1.00	\$244.74	\$373.96	\$618.70
282714933541003780	1.00	\$244.74	\$373.96	\$618.70
282714933541003790	1.00	\$244.74	\$373.96	\$618.70
282714933541003800	1.00	\$244.74	\$373.96	\$618.70
282714933541003810	1.00	\$244.74	\$373.96	\$618.70
282714933541003820	1.00	\$244.74	\$373.96	\$618.70
282714933541003830	1.00	\$244.74	\$373.96	\$618.70
282714933541003840	1.00	\$244.74	\$373.96	\$618.70
282714933541003850	1.00	\$244.74	\$373.96	\$618.70
282714933541003860	1.00	\$244.74	\$373.96	\$618.70
282714933541003870	1.00	\$244.74	\$373.96	\$618.70
282714933541003880	1.00	\$244.74	\$373.96	\$618.70
282714933541003890	1.00	\$244.74	\$373.96	\$618.70
282714933541003900	1.00	\$244.74	\$373.96	\$618.70
282714933541003910	1.00	\$244.74	\$373.96	\$618.70
282714933541003920	1.00	\$244.74	\$373.96	\$618.70
282714933541003930	1.00	\$244.74	\$373.96	\$618.70
282714933541003940	1.00	\$244.74	\$373.96	\$618.70
282714933541003950	1.00	\$244.74	\$373.96	\$618.70
282714933541003960	1.00	\$244.74	\$373.96	\$618.70
282714933541003970	1.00	\$244.74	\$373.96	\$618.70
282714933541003980	1.00	\$244.74	\$373.96	\$618.70
282714933541003990	1.00	\$244.74	\$373.96	\$618.70
282714933541004000	1.00	\$244.74	\$373.96	\$618.70
282714933541004010	1.00	\$244.74	\$0.00	\$244.74
282714933541004040	14.53	\$3,556.07	\$5,433.64	\$8,989.71
282714933541004050	9.55	\$2,337.27	\$3,571.32	\$5,908.59
282714933541004070	14.97	\$3,663.76	\$5,598.18	\$9,261.94
282714933541004080	33.10	\$8,100.89	\$12,378.08	\$20,478.97
282714933541004090		\$0.00	\$0.00	\$0.00
282714933541004100	4.54	\$1,111.12	\$0.00	\$1,111.12
282714933541004140		\$0.00	\$0.00	\$0.00
282714933541004150		\$0.00	\$0.00	\$0.00
282714933541004160		\$0.00	\$0.00	\$0.00
282714933541004170		\$0.00	\$0.00	\$0.00
282714933541004171		\$0.00	\$0.00	\$0.00
282714933541004180		\$0.00	\$0.00	\$0.00
282714933541004190		\$0.00	\$0.00	\$0.00
282714933541004200		\$0.00	\$0.00	\$0.00
282714933541004290		\$0.00	\$0.00	\$0.00



PARCEL ID	Units	FY 25 O&M	Debt	Total
282714933541004300		\$0.00	\$0.00	\$0.00
282714933541004310		\$0.00	\$0.00	\$0.00
282714933541004320		\$0.00	\$0.00	\$0.00
282714933541004330		\$0.00	\$0.00	\$0.00
282714933541004340		\$0.00	\$0.00	\$0.00
282714933541004350		\$0.00	\$0.00	\$0.00
282714933541004360		\$0.00	\$0.00	\$0.00
282714933541004370		\$0.00	\$0.00	\$0.00
282714933541004380		\$0.00	\$0.00	\$0.00
282714933541004390		\$0.00	\$0.00	\$0.00
282714933541004400		\$0.00	\$0.00	\$0.00
282714933541004410		\$0.00	\$0.00	\$0.00
282714933541004420		\$0.00	\$0.00	\$0.00
282714933541004430		\$0.00	\$0.00	\$0.00
282714933541004440		\$0.00	\$0.00	\$0.00
282714933541004490		\$0.00	\$0.00	\$0.00
282714933541004500		\$0.00	\$0.00	\$0.00
282714933541004510		\$0.00	\$0.00	\$0.00
282714933541004520		\$0.00	\$0.00	\$0.00
282714933541004530		\$0.00	\$0.00	\$0.00
282714933541004540		\$0.00	\$0.00	\$0.00
282714933541004550		\$0.00	\$0.00	\$0.00
282714933542000010	1.00	\$244.74	\$373.96	\$618.70
282714933542000020	1.00	\$244.74	\$373.96	\$618.70
282714933542000030	1.00	\$244.74	\$373.96	\$618.70
282714933542000040	1.00	\$244.74	\$373.96	\$618.70
282714933542000050	1.00	\$244.74	\$373.96	\$618.70
282714933542000060	1.00	\$244.74	\$373.96	\$618.70
282714933542000070	1.00	\$244.74	\$373.96	\$618.70
282714933542000080	1.00	\$244.74	\$373.96	\$618.70
282714933542000090	1.00	\$244.74	\$373.96	\$618.70
282714933542000100	1.00	\$244.74	\$373.96	\$618.70
282714933542000110	1.00	\$244.74	\$373.96	\$618.70
282714933542000120	1.00	\$244.74	\$373.96	\$618.70
282714933542000130	1.00	\$244.74	\$373.96	\$618.70
282714933542000140	1.00	\$244.74	\$373.96	\$618.70
282714933542000150	1.00	\$244.74	\$0.00	\$244.74
282714933542000160	1.00	\$244.74	\$373.96	\$618.70
282714933542000170	1.00	\$244.74	\$373.96	\$618.70
282714933542000180	1.00	\$244.74	\$0.00	\$244.74
282714933542000190	1.00	\$244.74	\$373.96	\$618.70
282714933542000200	1.00	\$244.74	\$373.96	\$618.70
282714933542000210	1.00	\$244.74	\$373.96	\$618.70
282714933542000220	1.00	\$244.74	\$373.96	\$618.70
282714933542000230	1.00	\$244.74	\$373.96	\$618.70
282714933542000240	1.00	\$244.74	\$373.96	\$618.70
282714933542000250	1.00	\$244.74	\$0.00	\$244.74
282714933542000260	1.00	\$244.74	\$373.96	\$618.70
282714933542000270	1.00	\$244.74	\$373.96	\$618.70
282714933542000280	1.00	\$244.74	\$373.96	\$618.70
282714933542000290	1.00	\$244.74	\$373.96	\$618.70
282714933542000300	1.00	\$244.74	\$373.96	\$618.70
282714933542000310	1.00	\$244.74	\$373.96	\$618.70
282714933542000320	1.00	\$244.74	\$373.96	\$618.70

[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282714933542000880		\$0.00	\$0.00	\$0.00
282714933542000890		\$0.00	\$0.00	\$0.00
282714933542000900		\$0.00	\$0.00	\$0.00
282714933542000910		\$0.00	\$0.00	\$0.00
282714933542000920		\$0.00	\$0.00	\$0.00
282714933542000930		\$0.00	\$0.00	\$0.00
282714933542000940		\$0.00	\$0.00	\$0.00
282714933542000950		\$0.00	\$0.00	\$0.00
282714933543000290	1.00	\$244.74	\$373.96	\$618.70
282714933543000300	1.00	\$244.74	\$373.96	\$618.70
282714933543000310	1.00	\$244.74	\$373.96	\$618.70
282714933543000320	1.00	\$244.74	\$373.96	\$618.70
282714933543000330	1.00	\$244.74	\$0.00	\$244.74
282714933543000340	1.00	\$244.74	\$373.96	\$618.70
282714933543000350	1.00	\$244.74	\$373.96	\$618.70
282714933543000360	1.00	\$244.74	\$373.96	\$618.70
282714933543000370	1.00	\$244.74	\$373.96	\$618.70
282714933543000380	1.00	\$244.74	\$373.96	\$618.70
282714933543000390	1.00	\$244.74	\$373.96	\$618.70
282714933543000400	1.00	\$244.74	\$373.96	\$618.70
282714933543000410	1.00	\$244.74	\$373.96	\$618.70
282714933543000420	1.00	\$244.74	\$0.00	\$244.74
282714933543000430	1.00	\$244.74	\$373.96	\$618.70
282714933543000440	1.00	\$244.74	\$373.96	\$618.70
282714933543000450	1.00	\$244.74	\$373.96	\$618.70
282714933543000460	1.00	\$244.74	\$373.96	\$618.70
282714933543000470	1.00	\$244.74	\$373.96	\$618.70
282714933543000480	1.00	\$244.74	\$373.96	\$618.70
282714933543000490	1.00	\$244.74	\$373.96	\$618.70
282714933543000500	1.00	\$244.74	\$373.96	\$618.70
282714933543000510	1.00	\$244.74	\$373.96	\$618.70
282714933543000520	1.00	\$244.74	\$373.96	\$618.70
282714933543000530	1.00	\$244.74	\$373.96	\$618.70
282714933543000540	1.00	\$244.74	\$373.96	\$618.70
282714933543000550	1.00	\$244.74	\$373.96	\$618.70
282714933543000560	1.00	\$244.74	\$373.96	\$618.70
282714933543000570	1.00	\$244.74	\$373.96	\$618.70
282714933543000580	1.00	\$244.74	\$373.96	\$618.70
282714933543000590	1.00	\$244.74	\$373.96	\$618.70
282714933543000600	1.00	\$244.74	\$373.96	\$618.70
282714933543000610	1.00	\$244.74	\$373.96	\$618.70
282714933543000620	1.00	\$244.74	\$373.96	\$618.70
282714933543000630	1.00	\$244.74	\$373.96	\$618.70
282714933543000640	1.00	\$244.74	\$373.96	\$618.70
282714933543000650	1.00	\$244.74	\$373.96	\$618.70
282714933543000660	1.00	\$244.74	\$373.96	\$618.70
282714933543000670	1.00	\$244.74	\$373.96	\$618.70
282714933543000680	1.00	\$244.74	\$373.96	\$618.70
282714933543000690	1.00	\$244.74	\$373.96	\$618.70
282714933543000700	1.00	\$244.74	\$373.96	\$618.70
282714933543000710	1.00	\$244.74	\$373.96	\$618.70
282714933543000720	1.00	\$244.74	\$373.96	\$618.70
282714933543000730	1.00	\$244.74	\$373.96	\$618.70
282714933543000740	1.00	\$244.74	\$373.96	\$618.70

[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282714933543001290	1.00	\$244.74	\$373.96	\$618.70
282714933543001300	1.00	\$244.74	\$373.96	\$618.70
282714933543001310	1.00	\$244.74	\$373.96	\$618.70
282714933543001320	1.00	\$244.74	\$373.96	\$618.70
282714933543001330	1.00	\$244.74	\$373.96	\$618.70
282714933543001340	1.00	\$244.74	\$373.96	\$618.70
282714933543001350	1.00	\$244.74	\$373.96	\$618.70
282714933543001360	1.00	\$244.74	\$373.96	\$618.70
282714933543001370	1.00	\$244.74	\$373.96	\$618.70
282714933543001380	1.00	\$244.74	\$373.96	\$618.70
282714933543001390	1.00	\$244.74	\$373.96	\$618.70
282714933543001400	1.00	\$244.74	\$373.96	\$618.70
282714933543001410	1.00	\$244.74	\$373.96	\$618.70
282714933543001420	1.00	\$244.74	\$373.96	\$618.70
282714933543001430	1.00	\$244.74	\$373.96	\$618.70
282714933543001440	1.00	\$244.74	\$373.96	\$618.70
282714933543001450	1.00	\$244.74	\$373.96	\$618.70
282714933543001460	1.00	\$244.74	\$373.96	\$618.70
282714933543001710		\$0.00	\$0.00	\$0.00
282714933543001720		\$0.00	\$0.00	\$0.00
282714933543001730		\$0.00	\$0.00	\$0.00
282714933543001740		\$0.00	\$0.00	\$0.00
282714933543001780		\$0.00	\$0.00	\$0.00
282714933543001790		\$0.00	\$0.00	\$0.00
282714933543001800		\$0.00	\$0.00	\$0.00
282714933543001810		\$0.00	\$0.00	\$0.00
282714933543001820		\$0.00	\$0.00	\$0.00
282714933543001830		\$0.00		\$0.00
282714933544000010	1.00	\$244.74	\$373.96	\$618.70
282714933544000020	1.00	\$244.74	\$373.96	\$618.70
282714933544000030	1.00	\$244.74	\$373.96	\$618.70
282714933544000040	1.00	\$244.74	\$0.00	\$244.74
282714933544000050	1.00	\$244.74	\$373.96	\$618.70
282714933544000060	1.00	\$244.74	\$373.96	\$618.70
282714933544000070	1.00	\$244.74	\$373.96	\$618.70
282714933544000080	1.00	\$244.74	\$373.96	\$618.70
282714933544000090	1.00	\$244.74	\$373.96	\$618.70
282714933544000100	1.00	\$244.74	\$373.96	\$618.70
282714933544000110	1.00	\$244.74	\$373.96	\$618.70
282714933544000120	1.00	\$244.74	\$373.96	\$618.70
282714933544000130	1.00	\$244.74	\$373.96	\$618.70
282714933544000140	1.00	\$244.74	\$373.96	\$618.70
282714933544000150	1.00	\$244.74	\$373.96	\$618.70
282714933544000160	1.00	\$244.74	\$373.96	\$618.70
282714933544000170		\$0.00	\$0.00	\$0.00
282714933546000170	1.00	\$244.74	\$373.96	\$618.70
282714933546000180	1.00	\$244.74	\$373.96	\$618.70
282714933546000190	1.00	\$244.74	\$0.00	\$244.74
282714933546000200	1.00	\$244.74	\$373.96	\$618.70
282714933546000210	1.00	\$244.74	\$373.96	\$618.70
282714933546000220	1.00	\$244.74	\$373.96	\$618.70
282714933546000230	1.00	\$244.74	\$0.00	\$244.74
282714933546000240	1.00	\$244.74	\$373.96	\$618.70
282714933546000250	1.00	\$244.74	\$373.96	\$618.70



PARCEL ID	Units	FY 25 O&M	Debt	Total
282714933546000260	1.00	\$244.74	\$373.96	\$618.70
282714933546000270	1.00	\$244.74	\$373.96	\$618.70
282714933546000280	1.00	\$244.74	\$373.96	\$618.70
282714933546000290	1.00	\$244.74	\$373.96	\$618.70
282714933546000300	1.00	\$244.74	\$373.96	\$618.70
282714933546000310	1.00	\$244.74	\$373.96	\$618.70
282714933546000320	1.00	\$244.74	\$373.96	\$618.70
282714933546000330	1.00	\$244.74	\$373.96	\$618.70
282714933546000340	1.00	\$244.74	\$373.96	\$618.70
282714933546000350	1.00	\$244.74	\$373.96	\$618.70
282714933546000360	1.00	\$244.74	\$373.96	\$618.70
282714933546000380		\$0.00	\$0.00	\$0.00
282714933546000390	1.00	\$244.74	\$373.96	\$618.70
282714933546000400		\$0.00	\$0.00	\$0.00
282714933546000410		\$0.00	\$0.00	\$0.00
282714933546000420		\$0.00	\$0.00	\$0.00
282714933546000430		\$0.00	\$0.00	\$0.00
282714933547000010	1.00	\$244.74	\$373.96	\$618.70
282714933547000020	1.00	\$244.74	\$373.96	\$618.70
282714933547000030	1.00	\$244.74	\$373.96	\$618.70
282714933547000040	1.00	\$244.74	\$373.96	\$618.70
282714933547000050	1.00	\$244.74	\$373.96	\$618.70
282714933547000060	1.00	\$244.74	\$373.96	\$618.70
282714933547000070	1.00	\$244.74	\$373.96	\$618.70
282714933547000080	1.00	\$244.74	\$0.00	\$244.74
282714933547000090	1.00	\$244.74	\$373.96	\$618.70
282714933547000100	1.00	\$244.74	\$373.96	\$618.70
282714933547000110	1.00	\$244.74	\$373.96	\$618.70
282714933547000120	1.00	\$244.74	\$373.96	\$618.70
282714933547000130	1.00	\$244.74	\$373.96	\$618.70
282714933547000140	1.00	\$244.74	\$373.96	\$618.70
282714933547000150	1.00	\$244.74	\$373.96	\$618.70
282714933547000160	1.00	\$244.74	\$373.96	\$618.70
282714933547000170	1.00	\$244.74	\$373.96	\$618.70
282714933547000180	1.00	\$244.74	\$373.96	\$618.70
282714933547000190	1.00	\$244.74	\$373.96	\$618.70
282714933547000200	1.00	\$244.74	\$373.96	\$618.70
282714933547000210	1.00	\$244.74	\$373.96	\$618.70
282714933547000220	1.00	\$244.74	\$373.96	\$618.70
282714933547000230	1.00	\$244.74	\$373.96	\$618.70
282714933547000240	1.00	\$244.74	\$373.96	\$618.70
282714933547000250	1.00	\$244.74	\$373.96	\$618.70
282714933547000260	1.00	\$244.74	\$373.96	\$618.70
282714933547000270	1.00	\$244.74	\$373.96	\$618.70
282714933547000280	1.00	\$244.74	\$373.96	\$618.70
282714933547000290	1.00	\$244.74	\$373.96	\$618.70
282714933547000300	1.00	\$244.74	\$373.96	\$618.70
282714933547000310	1.00	\$244.74	\$373.96	\$618.70
282714933547000320	1.00	\$244.74	\$373.96	\$618.70
282714933547000330	1.00	\$244.74	\$373.96	\$618.70
282714933547000340	1.00	\$244.74	\$373.96	\$618.70
282714933547000350	1.00	\$244.74	\$373.96	\$618.70
282714933547000360	1.00	\$244.74	\$373.96	\$618.70
282714933547000370		\$0.00	\$0.00	\$0.00

PARCEL ID	Units	FY 25 O&M	Debt	Total
282714933547000380		\$0.00	\$0.00	\$0.00
282714933548000370		\$0.00	\$0.00	\$0.00
282714933548000380	1.00	\$244.74	\$373.96	\$618.70
282714933549000010	1.00	\$244.74	\$373.96	\$618.70
282714933549000020	1.00	\$244.74	\$373.96	\$618.70
282714933549000030	1.00	\$244.74	\$373.96	\$618.70
282714933549000040	1.00	\$244.74	\$373.96	\$618.70
282714933549000050	1.00	\$244.74	\$0.00	\$244.74
282714933549000060	1.00	\$244.74	\$373.96	\$618.70
282714933549000070	1.00	\$244.74	\$373.96	\$618.70
282714933549000080	1.00	\$244.74	\$373.96	\$618.70
282714933549000090	1.00	\$244.74	\$373.96	\$618.70
282714933549000100	1.00	\$244.74	\$373.96	\$618.70
282714933549000110	1.00	\$244.74	\$373.96	\$618.70
282714933549000120	1.00	\$244.74	\$0.00	\$244.74
282714933549000130	1.00	\$244.74	\$373.96	\$618.70
282714933549000140	1.00	\$244.74	\$373.96	\$618.70
282714933549000150	1.00	\$244.74	\$373.96	\$618.70
282714933549000160	1.00	\$244.74	\$373.96	\$618.70
282714933549000170	1.00	\$244.74	\$373.96	\$618.70
282714933549000180	1.00	\$244.74	\$373.96	\$618.70
282714933549000190	1.00	\$244.74	\$373.96	\$618.70
282714933549000200	1.00	\$244.74	\$373.96	\$618.70
282714933549000210	1.00	\$244.74	\$373.96	\$618.70
282714933549000220	1.00	\$244.74	\$373.96	\$618.70
282714933549000230	1.00	\$244.74	\$373.96	\$618.70
282714933549000240	1.00	\$244.74	\$373.96	\$618.70
282714933549000250	1.00	\$244.74	\$373.96	\$618.70
282714933549000260	1.00	\$244.74	\$373.96	\$618.70
282714933549000270	1.00	\$244.74	\$0.00	\$244.74
282714933549000280	1.00	\$244.74	\$373.96	\$618.70
282714933549001470	1.00	\$244.74	\$373.96	\$618.70
282714933549001480	1.00	\$244.74	\$373.96	\$618.70
282714933549001490	1.00	\$244.74	\$373.96	\$618.70
282714933549001500	1.00	\$244.74	\$373.96	\$618.70
282714933549001510	1.00	\$244.74	\$373.96	\$618.70
282714933549001520	1.00	\$244.74	\$0.00	\$244.74
282714933549001530	1.00	\$244.74	\$373.96	\$618.70
282714933549001540	1.00	\$244.74	\$373.96	\$618.70
282714933549001550	1.00	\$244.74	\$373.96	\$618.70
282714933549001560	1.00	\$244.74	\$373.96	\$618.70
282714933549001570	1.00	\$244.74	\$373.96	\$618.70
282714933549001580	1.00	\$244.74	\$373.96	\$618.70
282714933549001590	1.00	\$244.74	\$373.96	\$618.70
282714933549001600	1.00	\$244.74	\$0.00	\$244.74
282714933549001610	1.00	\$244.74	\$0.00	\$244.74
282714933549001620	1.00	\$244.74	\$373.96	\$618.70
282714933549001630	1.00	\$244.74	\$373.96	\$618.70
282714933549001640	1.00	\$244.74	\$373.96	\$618.70
282714933549001650	1.00	\$244.74	\$373.96	\$618.70
282714933549001660	1.00	\$244.74	\$373.96	\$618.70
282714933549001670	1.00	\$244.74	\$373.96	\$618.70
282714933549001680	1.00	\$244.74	\$373.96	\$618.70
282714933549001690	1.00	\$244.74	\$373.96	\$618.70

[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282714933550001250	1.00	\$244.74	\$373.96	\$618.70
282714933550001260	1.00	\$244.74	\$373.96	\$618.70
282714933550001270	1.00	\$244.74	\$373.96	\$618.70
282714933550001280	1.00	\$244.74	\$373.96	\$618.70
282714933550001290	1.00	\$244.74	\$373.96	\$618.70
282714933550001300	1.00	\$244.74	\$373.96	\$618.70
282714933550001310	1.00	\$244.74	\$373.96	\$618.70
282714933550001320	1.00	\$244.74	\$0.00	\$244.74
282714933550001330	1.00	\$244.74	\$373.96	\$618.70
282714933550001340	1.00	\$244.74	\$373.96	\$618.70
282714933550001350	1.00	\$244.74	\$373.96	\$618.70
282714933550001360	1.00	\$244.74	\$373.96	\$618.70
282714933550001370	1.00	\$244.74	\$373.96	\$618.70
282714933550001380	1.00	\$244.74	\$373.96	\$618.70
282714933550001390	1.00	\$244.74	\$373.96	\$618.70
282714933550001400	1.00	\$244.74	\$373.96	\$618.70
282714933550002010	1.00	\$244.74	\$373.96	\$618.70
282714933550002020	1.00	\$244.74	\$373.96	\$618.70
282714933550002030	1.00	\$244.74	\$373.96	\$618.70
282714933550002040	1.00	\$244.74	\$373.96	\$618.70
282714933550002050	1.00	\$244.74	\$373.96	\$618.70
282714933550002060	1.00	\$244.74	\$373.96	\$618.70
282714933550002080		\$0.00	\$0.00	\$0.00
282714933550002090		\$0.00	\$0.00	\$0.00
282714933550002100		\$0.00	\$0.00	\$0.00
282714933550002110		\$0.00	\$0.00	\$0.00
282714933551000370	1.00	\$244.74	\$373.96	\$618.70
282714933551000380	1.00	\$244.74	\$373.96	\$618.70
282714933551000390	1.00	\$244.74	\$373.96	\$618.70
282714933551000400	1.00	\$244.74	\$373.96	\$618.70
282714933551000410	1.00	\$244.74	\$373.96	\$618.70
282714933551000420	1.00	\$244.74	\$373.96	\$618.70
282714933551000430	1.00	\$244.74	\$373.96	\$618.70
282714933551000440	1.00	\$244.74	\$373.96	\$618.70
282714933551000450	1.00	\$244.74	\$373.96	\$618.70
282714933551000460	1.00	\$244.74	\$373.96	\$618.70
282714933551000470	1.00	\$244.74	\$373.96	\$618.70
282714933551000480	1.00	\$244.74	\$373.96	\$618.70
282714933551000490	1.00	\$244.74	\$373.96	\$618.70
282714933551000500	1.00	\$244.74	\$373.96	\$618.70
282714933551000510	1.00	\$244.74	\$373.96	\$618.70
282714933551000520	1.00	\$244.74	\$373.96	\$618.70
282714933551000530	1.00	\$244.74	\$373.96	\$618.70
282714933551000540	1.00	\$244.74	\$373.96	\$618.70
282714933551000550	1.00	\$244.74	\$373.96	\$618.70
282714933551000560	1.00	\$244.74	\$373.96	\$618.70
282714933551000570	1.00	\$244.74	\$373.96	\$618.70
282714933551000580	1.00	\$244.74	\$373.96	\$618.70
282714933551000590	1.00	\$244.74	\$373.96	\$618.70
282714933551000600	1.00	\$244.74	\$373.96	\$618.70
282714933551000610	1.00	\$244.74	\$373.96	\$618.70
282714933551000620	1.00	\$244.74	\$373.96	\$618.70
282714933551000630	1.00	\$244.74	\$373.96	\$618.70
282714933551000640	1.00	\$244.74	\$373.96	\$618.70

[illegible]



PARCEL ID	Units	FY 25 O&M	Debt	Total
282714933551001880	1.00	\$244.74	\$373.96	\$618.70
282714933551001890	1.00	\$244.74	\$373.96	\$618.70
282714933551001900	1.00	\$244.74	\$373.96	\$618.70
282714933551001910	1.00	\$244.74	\$0.00	\$244.74
282714933551001920	1.00	\$244.74	\$373.96	\$618.70
282714933551001930	1.00	\$244.74	\$373.96	\$618.70
282714933551001940	1.00	\$244.74	\$373.96	\$618.70
282714933551001950	1.00	\$244.74	\$373.96	\$618.70
282714933551001960	1.00	\$244.74	\$373.96	\$618.70
282714933551001970	1.00	\$244.74	\$373.96	\$618.70
282714933551001980	1.00	\$244.74	\$373.96	\$618.70
282714933551001990	1.00	\$244.74	\$373.96	\$618.70
282714933551002000	1.00	\$244.74	\$373.96	\$618.70
282714933551002010		\$0.00	\$0.00	\$0.00
282714933551002020		\$0.00	\$0.00	\$0.00
282714933551002030		\$0.00	\$0.00	\$0.00
282714933552004940	1.00	\$244.74	\$373.96	\$618.70
282714933552004950	1.00	\$244.74	\$373.96	\$618.70
282714933552004960	1.00	\$244.74	\$373.96	\$618.70
282714933552004970	1.00	\$244.74	\$373.96	\$618.70
282714933552004980	1.00	\$244.74	\$373.96	\$618.70
282714933552004990	1.00	\$244.74	\$373.96	\$618.70
282714933552005000	1.00	\$244.74	\$373.96	\$618.70
282714933552005010	1.00	\$244.74	\$373.96	\$618.70
282714933552005020	1.00	\$244.74	\$373.96	\$618.70
282714933552005030	1.00	\$244.74	\$373.96	\$618.70
282714933552005040	1.00	\$244.74	\$373.96	\$618.70
282714933552005050	1.00	\$244.74	\$373.96	\$618.70
282714933552005060	1.00	\$244.74	\$373.96	\$618.70
282714933552005070	1.00	\$244.74	\$373.96	\$618.70
282714933552005080	1.00	\$244.74	\$373.96	\$618.70
282714933552005090	1.00	\$244.74	\$373.96	\$618.70
282714933552005100	1.00	\$244.74	\$373.96	\$618.70
282714933552005110	1.00	\$244.74	\$0.00	\$244.74
282714933552005120	1.00	\$244.74	\$373.96	\$618.70
282714933552005130	1.00	\$244.74	\$373.96	\$618.70
282714933552005140	1.00	\$244.74	\$373.96	\$618.70
282714933552005150	1.00	\$244.74	\$373.96	\$618.70
282714933552005160	1.00	\$244.74	\$373.96	\$618.70
282714933552005170	1.00	\$244.74	\$373.96	\$618.70
282714933552005180	1.00	\$244.74	\$373.96	\$618.70
282714933552005190	1.00	\$244.74	\$373.96	\$618.70
282714933552005200	1.00	\$244.74	\$373.96	\$618.70
282714933552005210	1.00	\$244.74	\$373.96	\$618.70
282714933552005220	1.00	\$244.74	\$373.96	\$618.70
282714933552005230	1.00	\$244.74	\$373.96	\$618.70
282714933552005240	1.00	\$244.74	\$373.96	\$618.70
282714933552005250	1.00	\$244.74	\$373.96	\$618.70
282714933552005260	1.00	\$244.74	\$373.96	\$618.70
282714933552005270	1.00	\$244.74	\$373.96	\$618.70
282714933552005280	1.00	\$244.74	\$373.96	\$618.70
282714933552005290	1.00	\$244.74	\$373.96	\$618.70
282714933552005300	1.00	\$244.74	\$373.96	\$618.70
282714933552005310	1.00	\$244.74	\$373.96	\$618.70

PARCEL ID	Units	FY 25 O&M	Debt	Total
282714933552005320	1.00	\$244.74	\$373.96	\$618.70
282714933552005330	1.00	\$244.74	\$373.96	\$618.70
282714933552005340	1.00	\$244.74	\$373.96	\$618.70
282714933552005350	1.00	\$244.74	\$373.96	\$618.70
282714933552005360	1.00	\$244.74	\$373.96	\$618.70
282714933552005370	1.00	\$244.74	\$373.96	\$618.70
282714933552005380	1.00	\$244.74	\$373.96	\$618.70
282714933552005390	1.00	\$244.74	\$373.96	\$618.70
282714933552005470	1.00	\$244.74	\$373.96	\$618.70
282714933552005590		\$0.00	\$0.00	\$0.00
282714933552005600		\$0.00	\$0.00	\$0.00
282714933552005610		\$0.00	\$0.00	\$0.00
282714933552005620		\$0.00	\$0.00	\$0.00
282714933553000010	1.00	\$244.74	\$373.96	\$618.70
282714933553000020	1.00	\$244.74	\$373.96	\$618.70
282714933553000030	1.00	\$244.74	\$373.96	\$618.70
282714933553000040	1.00	\$244.74	\$373.96	\$618.70
282714933553000050	1.00	\$244.74	\$373.96	\$618.70
282714933553000060	1.00	\$244.74	\$373.96	\$618.70
282714933553000070	1.00	\$244.74	\$373.96	\$618.70
282714933553000080	1.00	\$244.74	\$373.96	\$618.70
282714933553000090	1.00	\$244.74	\$373.96	\$618.70
282714933553000100	1.00	\$244.74	\$373.96	\$618.70
282714933553000110	1.00	\$244.74	\$373.96	\$618.70
282714933553000120	1.00	\$244.74	\$373.96	\$618.70
282714933553000130	1.00	\$244.74	\$373.96	\$618.70
282714933553000140	1.00	\$244.74	\$373.96	\$618.70
282714933553000150	1.00	\$244.74	\$373.96	\$618.70
282714933553000160	1.00	\$244.74	\$0.00	\$244.74
282714933553000170	1.00	\$244.74	\$0.00	\$244.74
282714933553000180	1.00	\$244.74	\$373.96	\$618.70
282714933553000190	1.00	\$244.74	\$373.96	\$618.70
282714933553000200	1.00	\$244.74	\$373.96	\$618.70
282714933553000210	1.00	\$244.74	\$373.96	\$618.70
282714933553000220	1.00	\$244.74	\$373.96	\$618.70
282714933553000230	1.00	\$244.74	\$373.96	\$618.70
282714933553000240	1.00	\$244.74	\$0.00	\$244.74
282714933553000250	1.00	\$244.74	\$0.00	\$244.74
282714933553000260	1.00	\$244.74	\$0.00	\$244.74
282714933553000270	1.00	\$244.74	\$373.96	\$618.70
282714933553000280	1.00	\$244.74	\$373.96	\$618.70
282714933553000290	1.00	\$244.74	\$373.96	\$618.70
282714933553000300	1.00	\$244.74	\$373.96	\$618.70
282714933553000310	1.00	\$244.74	\$373.96	\$618.70
282714933553000320	1.00	\$244.74	\$373.96	\$618.70
282714933553000330	1.00	\$244.74	\$373.96	\$618.70
282714933553000340	1.00	\$244.74	\$373.96	\$618.70
282714933553000350	1.00	\$244.74	\$373.96	\$618.70
282714933553000360	1.00	\$244.74	\$373.96	\$618.70
282714933553000370	1.00	\$244.74	\$0.00	\$244.74
282714933553000380	1.00	\$244.74	\$0.00	\$244.74
282714933553000390		\$0.00	\$0.00	\$0.00
282714933553000400		\$0.00	\$0.00	\$0.00
282714933553000410		\$0.00	\$0.00	\$0.00

[illegible]

[illegible]

[illegible]



[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282714933557001670	1.00	\$244.74	\$373.96	\$618.70
282714933557001680	1.00	\$244.74	\$373.96	\$618.70
282714933557001690	1.00	\$244.74	\$373.96	\$618.70
282714933557001700	1.00	\$244.74	\$373.96	\$618.70
282714933557001710	1.00	\$244.74	\$373.96	\$618.70
282714933557001720	1.00	\$244.74	\$373.96	\$618.70
282714933557001730	1.00	\$244.74	\$373.96	\$618.70
282714933557001740	1.00	\$244.74	\$373.96	\$618.70
282714933557001750	1.00	\$244.74	\$373.96	\$618.70
282714933557001760	1.00	\$244.74	\$373.96	\$618.70
282714933557001770	1.00	\$244.74	\$373.96	\$618.70
282714933557001780	1.00	\$244.74	\$373.96	\$618.70
282714933557001790	1.00	\$244.74	\$373.96	\$618.70
282714933557001800	1.00	\$244.74	\$373.96	\$618.70
282714933557001810	1.00	\$244.74	\$373.96	\$618.70
282714933557001820	1.00	\$244.74	\$373.96	\$618.70
282714933557001830	1.00	\$244.74	\$373.96	\$618.70
282714933557001840	1.00	\$244.74	\$373.96	\$618.70
282714933557001850	1.00	\$244.74	\$373.96	\$618.70
282714933557001860	1.00	\$244.74	\$373.96	\$618.70
282714933557001870	1.00	\$244.74	\$373.96	\$618.70
282714933557001880	1.00	\$244.74	\$373.96	\$618.70
282714933557001890	1.00	\$244.74	\$373.96	\$618.70
282714933557001900	1.00	\$244.74	\$373.96	\$618.70
282714933557001910	1.00	\$244.74	\$373.96	\$618.70
282714933557001920	1.00	\$244.74	\$373.96	\$618.70
282714933557001930	1.00	\$244.74	\$373.96	\$618.70
282714933557001940	1.00	\$244.74	\$373.96	\$618.70
282714933557001950	1.00	\$244.74	\$373.96	\$618.70
282714933557001960	1.00	\$244.74	\$373.96	\$618.70
282714933557001970	1.00	\$244.74	\$373.96	\$618.70
282714933557001980	1.00	\$244.74	\$373.96	\$618.70
282714933557001990	1.00	\$244.74	\$373.96	\$618.70
282714933557002000	1.00	\$244.74	\$373.96	\$618.70
282714933557002010	1.00	\$244.74	\$373.96	\$618.70
282714933557002020	1.00	\$244.74	\$373.96	\$618.70
282714933557002030	1.00	\$244.74	\$373.96	\$618.70
282714933557002040	1.00	\$244.74	\$373.96	\$618.70
282714933557002050	1.00	\$244.74	\$373.96	\$618.70
282714933557002060	1.00	\$244.74	\$373.96	\$618.70
282714933557002070	1.00	\$244.74	\$373.96	\$618.70
282714933557002080	1.00	\$244.74	\$373.96	\$618.70
282714933557002090	1.00	\$244.74	\$373.96	\$618.70
282714933557002100	1.00	\$244.74	\$373.96	\$618.70
282714933557002110	1.00	\$244.74	\$373.96	\$618.70
282714933557002120	1.00	\$244.74	\$373.96	\$618.70
282714933557002130	1.00	\$244.74	\$373.96	\$618.70
282714933557002140	1.00	\$244.74	\$373.96	\$618.70
282714933557002150	1.00	\$244.74	\$373.96	\$618.70
282714933557002160		\$0.00	\$0.00	\$0.00
282714933557002170		\$0.00	\$0.00	\$0.00
282714933557002180		\$0.00	\$0.00	\$0.00
282715933571000010	1.00	\$244.74	\$0.00	\$244.74
282715933571000020	1.00	\$244.74	\$0.00	\$244.74

PARCEL ID	Units	FY 25 O&M	Debt	Total
282715933571000030	1.00	\$244.74	\$373.96	\$618.70
282715933571000040	1.00	\$244.74	\$373.96	\$618.70
282715933571000050	1.00	\$244.74	\$373.96	\$618.70
282715933571000060	1.00	\$244.74	\$373.96	\$618.70
282715933571000070	1.00	\$244.74	\$373.96	\$618.70
282715933571000080	1.00	\$244.74	\$373.96	\$618.70
282715933571000090	1.00	\$244.74	\$373.96	\$618.70
282715933571000100	1.00	\$244.74	\$373.96	\$618.70
282715933571000110	1.00	\$244.74	\$373.96	\$618.70
282715933571000120	1.00	\$244.74	\$373.96	\$618.70
282715933571000130	1.00	\$244.74	\$0.00	\$244.74
282715933571000140	1.00	\$244.74	\$0.00	\$244.74
282715933571000150	1.00	\$244.74	\$373.96	\$618.70
282715933571000160	1.00	\$244.74	\$373.96	\$618.70
282715933571000170	1.00	\$244.74	\$373.96	\$618.70
282715933571000180	1.00	\$244.74	\$0.00	\$244.74
282715933571000190	1.00	\$244.74	\$0.00	\$244.74
282715933571000200	1.00	\$244.74	\$0.00	\$244.74
282715933571000210	1.00	\$244.74	\$373.96	\$618.70
282715933571000220	1.00	\$244.74	\$0.00	\$244.74
282715933571000230	1.00	\$244.74	\$373.96	\$618.70
282715933571000240	1.00	\$244.74	\$0.00	\$244.74
282715933571000250	1.00	\$244.74	\$373.96	\$618.70
282715933571000260	1.00	\$244.74	\$373.96	\$618.70
282715933571000270	1.00	\$244.74	\$373.96	\$618.70
282715933571000280	1.00	\$244.74	\$373.96	\$618.70
282715933571000290	1.00	\$244.74	\$373.96	\$618.70
282715933571000300	1.00	\$244.74	\$373.96	\$618.70
282715933571000310	1.00	\$244.74	\$373.96	\$618.70
282715933571000320	1.00	\$244.74	\$373.96	\$618.70
282715933571000330	1.00	\$244.74	\$373.96	\$618.70
282715933571000340	1.00	\$244.74	\$373.96	\$618.70
282715933571000350	1.00	\$244.74	\$373.96	\$618.70
282715933571000360	1.00	\$244.74	\$373.96	\$618.70
282715933571000370	1.00	\$244.74	\$373.96	\$618.70
282715933571000380	1.00	\$244.74	\$373.96	\$618.70
282715933571000390	1.00	\$244.74	\$373.96	\$618.70
282715933571000400	1.00	\$244.74	\$373.96	\$618.70
282715933571000410	1.00	\$244.74	\$373.96	\$618.70
282715933571000420	1.00	\$244.74	\$373.96	\$618.70
282715933571000430	1.00	\$244.74	\$373.96	\$618.70
282715933571000440	1.00	\$244.74	\$373.96	\$618.70
282715933571000450	1.00	\$244.74	\$373.96	\$618.70
282715933571000460	1.00	\$244.74	\$373.96	\$618.70
282715933571000470	1.00	\$244.74	\$373.96	\$618.70
282715933571000480	1.00	\$244.74	\$373.96	\$618.70
282715933571000490	1.00	\$244.74	\$373.96	\$618.70
282715933571000500	1.00	\$244.74	\$373.96	\$618.70
282715933571000510	1.00	\$244.74	\$373.96	\$618.70
282715933571000520	1.00	\$244.74	\$373.96	\$618.70
282715933571000530	1.00	\$244.74	\$0.00	\$244.74
282715933571000540	1.00	\$244.74	\$373.96	\$618.70
282715933571000550	1.00	\$244.74	\$373.96	\$618.70
282715933571000560	1.00	\$244.74	\$373.96	\$618.70

PARCEL ID	Units	FY 25 O&M	Debt	Total
282715933571000570	1.00	\$244.74	\$373.96	\$618.70
282715933571000580	1.00	\$244.74	\$373.96	\$618.70
282715933571000590	1.00	\$244.74	\$373.96	\$618.70
282715933571000600	1.00	\$244.74	\$373.96	\$618.70
282715933571000610	1.00	\$244.74	\$373.96	\$618.70
282715933571000620	1.00	\$244.74	\$373.96	\$618.70
282715933571000630	1.00	\$244.74	\$373.96	\$618.70
282715933571000640	1.00	\$244.74	\$373.96	\$618.70
282715933571000650	1.00	\$244.74	\$373.96	\$618.70
282715933571000660	1.00	\$244.74	\$0.00	\$244.74
282715933571000670	1.00	\$244.74	\$0.00	\$244.74
282715933571000680	1.00	\$244.74	\$373.96	\$618.70
282715933571000690	1.00	\$244.74	\$373.96	\$618.70
282715933571000700	1.00	\$244.74	\$373.96	\$618.70
282715933571000710	1.00	\$244.74	\$373.96	\$618.70
282715933571000720	1.00	\$244.74	\$373.96	\$618.70
282715933571000730	1.00	\$244.74	\$373.96	\$618.70
282715933571000740	1.00	\$244.74	\$373.96	\$618.70
282715933571000750	1.00	\$244.74	\$0.00	\$244.74
282715933571000760	1.00	\$244.74	\$0.00	\$244.74
282715933571000770	1.00	\$244.74	\$373.96	\$618.70
282715933571000780	1.00	\$244.74	\$373.96	\$618.70
282715933571000790	1.00	\$244.74	\$373.96	\$618.70
282715933571000800	1.00	\$244.74	\$373.96	\$618.70
282715933571000810	1.00	\$244.74	\$373.96	\$618.70
282715933571000820	1.00	\$244.74	\$373.96	\$618.70
282715933571000830	1.00	\$244.74	\$373.96	\$618.70
282715933571000840	1.00	\$244.74	\$373.96	\$618.70
282715933571000850	1.00	\$244.74	\$373.96	\$618.70
282715933571000860	1.00	\$244.74	\$373.96	\$618.70
282715933571000870	1.00	\$244.74	\$373.96	\$618.70
282715933571000880	1.00	\$244.74	\$373.96	\$618.70
282715933571000890	1.00	\$244.74	\$0.00	\$244.74
282715933571000900	1.00	\$244.74	\$373.96	\$618.70
282715933571000910	1.00	\$244.74	\$373.96	\$618.70
282715933571000920	1.00	\$244.74	\$373.96	\$618.70
282715933571000930		\$0.00	\$0.00	\$0.00
282715933571000940		\$0.00	\$0.00	\$0.00
282715933571000950		\$0.00	\$0.00	\$0.00
282715933571000960		\$0.00	\$0.00	\$0.00
282715933571000970		\$0.00	\$0.00	\$0.00
282715933571000980		\$0.00	\$0.00	\$0.00
282715933571000990		\$0.00	\$0.00	\$0.00
282715933571001000		\$0.00	\$0.00	\$0.00
282715933571001010		\$0.00	\$0.00	\$0.00
282715933575006230	1.00	\$244.74	\$373.96	\$618.70
282715933575006240	1.00	\$244.74	\$373.96	\$618.70
282715933575006250	1.00	\$244.74	\$373.96	\$618.70
282715933575006260	1.00	\$244.74	\$373.96	\$618.70
282715933575006270	1.00	\$244.74	\$373.96	\$618.70
282715933575006280	1.00	\$244.74	\$0.00	\$244.74
282715933575006290	1.00	\$244.74	\$0.00	\$244.74
282715933575006300	1.00	\$244.74	\$373.96	\$618.70
282715933575006310		\$0.00	\$0.00	\$0.00

PARCEL ID	Units	FY 25 O&M	Debt	Total
282715933576006010	1.00	\$244.74	\$373.96	\$618.70
282715933576006020	1.00	\$244.74	\$373.96	\$618.70
282715933576006030	1.00	\$244.74	\$373.96	\$618.70
282715933576006040	1.00	\$244.74	\$373.96	\$618.70
282715933576006050	1.00	\$244.74	\$373.96	\$618.70
282715933576006060	1.00	\$244.74	\$0.00	\$244.74
282715933576006070	1.00	\$244.74	\$373.96	\$618.70
282715933576006080	1.00	\$244.74	\$373.96	\$618.70
282715933576006090	1.00	\$244.74	\$373.96	\$618.70
282715933576006100	1.00	\$244.74	\$373.96	\$618.70
282715933576006110	1.00	\$244.74	\$373.96	\$618.70
282715933576006120	1.00	\$244.74	\$373.96	\$618.70
282715933576006130	1.00	\$244.74	\$373.96	\$618.70
282715933576006140	1.00	\$244.74	\$373.96	\$618.70
282715933576006150	1.00	\$244.74	\$0.00	\$244.74
282715933576006160	1.00	\$244.74	\$373.96	\$618.70
282715933576006170	1.00	\$244.74	\$373.96	\$618.70
282715933576006180	1.00	\$244.74	\$373.96	\$618.70
282715933576006190	1.00	\$244.74	\$373.96	\$618.70
282715933576006200	1.00	\$244.74	\$373.96	\$618.70
282715933576006210	1.00	\$244.74	\$373.96	\$618.70
282715933576006220	1.00	\$244.74	\$373.96	\$618.70
282715933576006230		\$0.00	\$0.00	\$0.00
282715933576006240		\$0.00	\$0.00	\$0.00
282715933579000010	1.00	\$244.74	\$373.96	\$618.70
282715933579000020	1.00	\$244.74	\$373.96	\$618.70
282715933579000030	1.00	\$244.74	\$373.96	\$618.70
282715933579000040	1.00	\$244.74	\$373.96	\$618.70
282715933579000050	1.00	\$244.74	\$373.96	\$618.70
282715933579000060	1.00	\$244.74	\$373.96	\$618.70
282715933579000070	1.00	\$244.74	\$373.96	\$618.70
282715933579000080	1.00	\$244.74	\$373.96	\$618.70
282715933579000090	1.00	\$244.74	\$373.96	\$618.70
282715933579000100	1.00	\$244.74	\$0.00	\$244.74
282715933579000110	1.00	\$244.74	\$373.96	\$618.70
282715933579000120	1.00	\$244.74	\$373.96	\$618.70
282715933579000130	1.00	\$244.74	\$373.96	\$618.70
282715933579000140	1.00	\$244.74	\$373.96	\$618.70
282715933579000150	1.00	\$244.74	\$373.96	\$618.70
282715933579000160	1.00	\$244.74	\$373.96	\$618.70
282715933579000170	1.00	\$244.74	\$373.96	\$618.70
282715933579000180	1.00	\$244.74	\$373.96	\$618.70
282715933579000190	1.00	\$244.74	\$373.96	\$618.70
282715933579000200	1.00	\$244.74	\$373.96	\$618.70
282715933579000210	1.00	\$244.74	\$373.96	\$618.70
282715933579000220	1.00	\$244.74	\$373.96	\$618.70
282715933579000230	1.00	\$244.74	\$373.96	\$618.70
282715933579000240	1.00	\$244.74	\$373.96	\$618.70
282715933579000250	1.00	\$244.74	\$373.96	\$618.70
282715933579000260	1.00	\$244.74	\$373.96	\$618.70
282715933579000270	1.00	\$244.74	\$373.96	\$618.70
282715933579000280	1.00	\$244.74	\$373.96	\$618.70
282715933579000290	1.00	\$244.74	\$373.96	\$618.70
282715933579000300	1.00	\$244.74	\$373.96	\$618.70



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PARCEL ID	Units	FY 25 O&M	Debt	Total
282715933579000850	1.00	\$244.74	\$373.96	\$618.70
282715933579000860	1.00	\$244.74	\$373.96	\$618.70
282715933579000870	1.00	\$244.74	\$373.96	\$618.70
282715933579000880	1.00	\$244.74	\$373.96	\$618.70
282715933579000890	1.00	\$244.74	\$373.96	\$618.70
282715933579000900	1.00	\$244.74	\$373.96	\$618.70
282715933579000910	1.00	\$244.74	\$373.96	\$618.70
282715933579000920	1.00	\$244.74	\$373.96	\$618.70
282715933579000930	1.00	\$244.74	\$373.96	\$618.70
282715933579000940	1.00	\$244.74	\$373.96	\$618.70
282715933579000950	1.00	\$244.74	\$373.96	\$618.70
282715933579000960	1.00	\$244.74	\$373.96	\$618.70
282715933579000970	1.00	\$244.74	\$373.96	\$618.70
282715933579000980	1.00	\$244.74	\$373.96	\$618.70
282715933579000990	1.00	\$244.74	\$373.96	\$618.70
282715933579001000	1.00	\$244.74	\$373.96	\$618.70
282715933579001010	1.00	\$244.74	\$373.96	\$618.70
282715933579001020	1.00	\$244.74	\$373.96	\$618.70
282715933579001030	1.00	\$244.74	\$373.96	\$618.70
282715933579001040	1.00	\$244.74	\$373.96	\$618.70
282715933579001050	1.00	\$244.74	\$373.96	\$618.70
282715933579001060	1.00	\$244.74	\$373.96	\$618.70
282715933579001070	1.00	\$244.74	\$373.96	\$618.70
282715933579001080	1.00	\$244.74	\$373.96	\$618.70
282715933579001090	1.00	\$244.74	\$0.00	\$244.74
282715933579001100	1.00	\$244.74	\$0.00	\$244.74
282715933579001110	1.00	\$244.74	\$373.96	\$618.70
282715933579001120	1.00	\$244.74	\$373.96	\$618.70
282715933579001130	1.00	\$244.74	\$373.96	\$618.70
282715933579001140	1.00	\$244.74	\$373.96	\$618.70
282715933579001150	1.00	\$244.74	\$373.96	\$618.70
282715933579001160	1.00	\$244.74	\$373.96	\$618.70
282715933579001170	1.00	\$244.74	\$373.96	\$618.70
282715933579001180	1.00	\$244.74	\$373.96	\$618.70
282715933579001190	1.00	\$244.74	\$373.96	\$618.70
282715933579001200	1.00	\$244.74	\$0.00	\$244.74
282715933579001210	1.00	\$244.74	\$373.96	\$618.70
282715933579001220	1.00	\$244.74	\$373.96	\$618.70
282715933579001240		\$0.00	\$0.00	\$0.00
282715933579001270		\$0.00	\$0.00	\$0.00
282715933579001280		\$0.00	\$0.00	\$0.00
282715933579001290		\$0.00	\$0.00	\$0.00
282715933579001300		\$0.00	\$0.00	\$0.00
282715933579001310		\$0.00	\$0.00	\$0.00
282715933579001320		\$0.00	\$0.00	\$0.00
282715933579001330		\$0.00	\$0.00	\$0.00
282715933580005480	1.00	\$244.74	\$373.96	\$618.70
282715933580005490	1.00	\$244.74	\$0.00	\$244.74
282715933580005500	1.00	\$244.74	\$373.96	\$618.70
282715933580005510	1.00	\$244.74	\$373.96	\$618.70
282715933580005520	1.00	\$244.74	\$373.96	\$618.70
282715933580005530	1.00	\$244.74	\$373.96	\$618.70
282715933580005540	1.00	\$244.74	\$373.96	\$618.70
282715933580005550	1.00	\$244.74	\$373.96	\$618.70

[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282715933580006540	1.00	\$244.74	\$373.96	\$618.70
282715933580006550	1.00	\$244.74	\$373.96	\$618.70
282715933580006560	1.00	\$244.74	\$373.96	\$618.70
282715933580006570	1.00	\$244.74	\$373.96	\$618.70
282715933580006580	1.00	\$244.74	\$373.96	\$618.70
282715933580006590	1.00	\$244.74	\$373.96	\$618.70
282715933580006600	1.00	\$244.74	\$373.96	\$618.70
282715933580006610	1.00	\$244.74	\$373.96	\$618.70
282715933580006620	1.00	\$244.74	\$373.96	\$618.70
282715933580006630	1.00	\$244.74	\$373.96	\$618.70
282715933580006640	1.00	\$244.74	\$373.96	\$618.70
282715933580006650	1.00	\$244.74	\$373.96	\$618.70
282715933580006660	1.00	\$244.74	\$373.96	\$618.70
282715933580006670	1.00	\$244.74	\$373.96	\$618.70
282715933580006680	1.00	\$244.74	\$373.96	\$618.70
282715933580006690	1.00	\$244.74	\$373.96	\$618.70
282715933580006700	1.00	\$244.74	\$373.96	\$618.70
282715933580006710	1.00	\$244.74	\$373.96	\$618.70
282715933580006720	1.00	\$244.74	\$373.96	\$618.70
282715933580006730	1.00	\$244.74	\$373.96	\$618.70
282715933580006740	1.00	\$244.74	\$373.96	\$618.70
282715933580006750	1.00	\$244.74	\$373.96	\$618.70
282715933580006760	1.00	\$244.74	\$373.96	\$618.70
282715933580006770	1.00	\$244.74	\$373.96	\$618.70
282715933580006780	1.00	\$244.74	\$373.96	\$618.70
282715933580006790	1.00	\$244.74	\$373.96	\$618.70
282715933580006800	1.00	\$244.74	\$373.96	\$618.70
282715933580006810	1.00	\$244.74	\$373.96	\$618.70
282715933580006820	1.00	\$244.74	\$373.96	\$618.70
282715933580006830	1.00	\$244.74	\$373.96	\$618.70
282715933580006840	1.00	\$244.74	\$373.96	\$618.70
282715933580006850	1.00	\$244.74	\$373.96	\$618.70
282715933580006860	1.00	\$244.74	\$373.96	\$618.70
282715933580006870	1.00	\$244.74	\$373.96	\$618.70
282715933580006880	1.00	\$244.74	\$373.96	\$618.70
282715933580006890	1.00	\$244.74	\$373.96	\$618.70
282715933580006900	1.00	\$244.74	\$373.96	\$618.70
282715933580006910	1.00	\$244.74	\$373.96	\$618.70
282715933580006920	1.00	\$244.74	\$373.96	\$618.70
282715933580006930		\$0.00	\$0.00	\$0.00
282715933580006940		\$0.00	\$0.00	\$0.00
282715933580006950		\$0.00	\$0.00	\$0.00
282715933580006960		\$0.00	\$0.00	\$0.00
282715933580006970		\$0.00	\$0.00	\$0.00
282715933580006980		\$0.00	\$0.00	\$0.00
282715933580006990		\$0.00	\$0.00	\$0.00
282715933580007000		\$0.00	\$0.00	\$0.00
282715933580007010		\$0.00	\$0.00	\$0.00
282715933580007020		\$0.00	\$0.00	\$0.00
282715933580007030		\$0.00	\$0.00	\$0.00
282715933581001230	1.00	\$244.74	\$373.96	\$618.70
282715933581001240	1.00	\$244.74	\$373.96	\$618.70
282715933581001250	1.00	\$244.74	\$373.96	\$618.70
282715933581001260	1.00	\$244.74	\$373.96	\$618.70

[illegible]



[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282715933581002350	1.00	\$244.74	\$373.96	\$618.70
282715933581002360	1.00	\$244.74	\$373.96	\$618.70
282715933581002370	1.00	\$244.74	\$373.96	\$618.70
282715933581002380	1.00	\$244.74	\$373.96	\$618.70
282715933581002390	1.00	\$244.74	\$373.96	\$618.70
282715933581002400	1.00	\$244.74	\$373.96	\$618.70
282715933581002410	1.00	\$244.74	\$373.96	\$618.70
282715933581002420	1.00	\$244.74	\$373.96	\$618.70
282715933581002430	1.00	\$244.74	\$373.96	\$618.70
282715933581002440	1.00	\$244.74	\$373.96	\$618.70
282715933581002450	1.00	\$244.74	\$373.96	\$618.70
282715933581002460	1.00	\$244.74	\$373.96	\$618.70
282715933581002470	1.00	\$244.74	\$373.96	\$618.70
282715933581002480	1.00	\$244.74	\$373.96	\$618.70
282715933581002490	1.00	\$244.74	\$373.96	\$618.70
282715933581002500	1.00	\$244.74	\$373.96	\$618.70
282715933581002510	1.00	\$244.74	\$373.96	\$618.70
282715933581002520		\$0.00	\$0.00	\$0.00
282715933581002530		\$0.00	\$0.00	\$0.00
282715933581002540		\$0.00	\$0.00	\$0.00
282715933581002550		\$0.00	\$0.00	\$0.00
282715933581002560		\$0.00	\$0.00	\$0.00
282715933581002570		\$0.00	\$0.00	\$0.00
282715933581002580		\$0.00	\$0.00	\$0.00
282715933581002590		\$0.00	\$0.00	\$0.00
282715933582000220	1.00	\$244.74	\$373.96	\$618.70
282715933582000230	1.00	\$244.74	\$373.96	\$618.70
282715933582000240	1.00	\$244.74	\$373.96	\$618.70
282715933582000250	1.00	\$244.74	\$373.96	\$618.70
282715933582000260	1.00	\$244.74	\$373.96	\$618.70
282715933582000270	1.00	\$244.74	\$373.96	\$618.70
282715933582000280	1.00	\$244.74	\$373.96	\$618.70
282715933582000290	1.00	\$244.74	\$373.96	\$618.70
282715933582000300	1.00	\$244.74	\$373.96	\$618.70
282715933582000310	1.00	\$244.74	\$373.96	\$618.70
282715933582000320	1.00	\$244.74	\$373.96	\$618.70
282715933582000330	1.00	\$244.74	\$373.96	\$618.70
282715933582000340	1.00	\$244.74	\$373.96	\$618.70
282715933582000350	1.00	\$244.74	\$373.96	\$618.70
282715933582000360	1.00	\$244.74	\$373.96	\$618.70
282715933582000370	1.00	\$244.74	\$373.96	\$618.70
282715933582000380	1.00	\$244.74	\$373.96	\$618.70
282715933582000390		\$0.00	\$0.00	\$0.00
282715933582000400		\$0.00	\$0.00	\$0.00
282715933582000410		\$0.00	\$0.00	\$0.00
282722933910000120	1.00	\$244.74	\$373.96	\$618.70
282722933910000130	1.00	\$244.74	\$373.96	\$618.70
282722933910000140	1.00	\$244.74	\$373.96	\$618.70
282722933910000150	1.00	\$244.74	\$373.96	\$618.70
282722933910000160	1.00	\$244.74	\$373.96	\$618.70
282722933910000170	1.00	\$244.74	\$373.96	\$618.70
282722933910000180	1.00	\$244.74	\$373.96	\$618.70
282722933910000190	1.00	\$244.74	\$373.96	\$618.70
282722933910000200	1.00	\$244.74	\$373.96	\$618.70

[illegible]

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PARCEL ID	Units	FY 25 O&M	Debt	Total
282722933910001290	1.00	\$244.74	\$373.96	\$618.70
282722933910001300	1.00	\$244.74	\$373.96	\$618.70
282722933910001310	1.00	\$244.74	\$373.96	\$618.70
282722933910001320	1.00	\$244.74	\$373.96	\$618.70
282722933910001330	1.00	\$244.74	\$373.96	\$618.70
282722933910001340	1.00	\$244.74	\$0.00	\$244.74
282722933910001350	1.00	\$244.74	\$373.96	\$618.70
282722933910001360	1.00	\$244.74	\$373.96	\$618.70
282722933910001370	1.00	\$244.74	\$373.96	\$618.70
282722933910001380	1.00	\$244.74	\$373.96	\$618.70
282722933910001390	1.00	\$244.74	\$373.96	\$618.70
282722933910001400	1.00	\$244.74	\$373.96	\$618.70
282722933910001410	1.00	\$244.74	\$373.96	\$618.70
282722933910001420	1.00	\$244.74	\$373.96	\$618.70
282722933910001430	1.00	\$244.74	\$373.96	\$618.70
282722933910001440	1.00	\$244.74	\$373.96	\$618.70
282722933910001450	1.00	\$244.74	\$373.96	\$618.70
282722933910001460	1.00	\$244.74	\$373.96	\$618.70
282722933910001470	1.00	\$244.74	\$373.96	\$618.70
282722933910001480	1.00	\$244.74	\$373.96	\$618.70
282722933910001490	1.00	\$244.74	\$373.96	\$618.70
282722933910001500	1.00	\$244.74	\$373.96	\$618.70
282722933910001510	1.00	\$244.74	\$373.96	\$618.70
282722933910001520	1.00	\$244.74	\$373.96	\$618.70
282722933910001530	1.00	\$244.74	\$373.96	\$618.70
282722933910001540	1.00	\$244.74	\$373.96	\$618.70
282722933910001550	1.00	\$244.74	\$373.96	\$618.70
282722933910001560	1.00	\$244.74	\$373.96	\$618.70
282722933910001570	1.00	\$244.74	\$373.96	\$618.70
282722933910001580	1.00	\$244.74	\$373.96	\$618.70
282722933910001590	1.00	\$244.74	\$373.96	\$618.70
282722933910001600	1.00	\$244.74	\$373.96	\$618.70
282722933910001610	1.00	\$244.74	\$373.96	\$618.70
282722933910001620	1.00	\$244.74	\$373.96	\$618.70
282722933910001630	1.00	\$244.74	\$373.96	\$618.70
282722933910001640	1.00	\$244.74	\$373.96	\$618.70
282722933910001650	1.00	\$244.74	\$373.96	\$618.70
282722933910001660	1.00	\$244.74	\$373.96	\$618.70
282722933910001670	1.00	\$244.74	\$373.96	\$618.70
282722933910001680	1.00	\$244.74	\$0.00	\$244.74
282722933910001690	1.00	\$244.74	\$373.96	\$618.70
282722933910001700	1.00	\$244.74	\$373.96	\$618.70
282722933910001710	1.00	\$244.74	\$373.96	\$618.70
282722933910001720	1.00	\$244.74	\$373.96	\$618.70
282722933910001730	1.00	\$244.74	\$373.96	\$618.70
282722933910001740	1.00	\$244.74	\$373.96	\$618.70
282722933910001750	1.00	\$244.74	\$373.96	\$618.70
282722933910001760	1.00	\$244.74	\$373.96	\$618.70
282722933910001770	1.00	\$244.74	\$373.96	\$618.70
282722933910001780		\$0.00	\$0.00	\$0.00
282722933910001790		\$0.00	\$0.00	\$0.00
282722933910001800		\$0.00	\$0.00	\$0.00
282722933910001810		\$0.00	\$0.00	\$0.00
282722933910001820		\$0.00	\$0.00	\$0.00



PARCEL ID	Units	FY 25 O&M	Debt	Total
282722933910001830		\$0.00	\$0.00	\$0.00
282722933910001840		\$0.00	\$0.00	\$0.00
282722933910001850		\$0.00	\$0.00	\$0.00
282722933910001860		\$0.00	\$0.00	\$0.00
282722933910001870		\$0.00	\$0.00	\$0.00
282722933911000010	1.00	\$244.74	\$373.96	\$618.70
282722933911000020	1.00	\$244.74	\$373.96	\$618.70
282722933911000030	1.00	\$244.74	\$373.96	\$618.70
282722933911000040	1.00	\$244.74	\$373.96	\$618.70
282722933911000050	1.00	\$244.74	\$0.00	\$244.74
282722933911000060	1.00	\$244.74	\$373.96	\$618.70
282722933911000070	1.00	\$244.74	\$373.96	\$618.70
282722933911000080	1.00	\$244.74	\$373.96	\$618.70
282722933911000090	1.00	\$244.74	\$373.96	\$618.70
282722933911000100	1.00	\$244.74	\$373.96	\$618.70
282722933911000110	1.00	\$244.74	\$373.96	\$618.70
282722933911000120	1.00	\$244.74	\$373.96	\$618.70
282722933911000130	1.00	\$244.74	\$373.96	\$618.70
282722933911000140	1.00	\$244.74	\$373.96	\$618.70
282722933911000150	1.00	\$244.74	\$373.96	\$618.70
282722933911000160	1.00	\$244.74	\$373.96	\$618.70
282722933911000170	1.00	\$244.74	\$373.96	\$618.70
282722933911000180	1.00	\$244.74	\$373.96	\$618.70
282722933911000190	1.00	\$244.74	\$373.96	\$618.70
282722933911000200	1.00	\$244.74	\$373.96	\$618.70
282722933911000210	1.00	\$244.74	\$373.96	\$618.70
282722933911000220	1.00	\$244.74	\$373.96	\$618.70
282722933911000230	1.00	\$244.74	\$373.96	\$618.70
282722933911000240	1.00	\$244.74	\$373.96	\$618.70
282722933911000250	1.00	\$244.74	\$373.96	\$618.70
282722933911000260	1.00	\$244.74	\$373.96	\$618.70
282722933911000270	1.00	\$244.74	\$373.96	\$618.70
282722933911000280	1.00	\$244.74	\$373.96	\$618.70
282722933911000290	1.00	\$244.74	\$373.96	\$618.70
282722933911000300	1.00	\$244.74	\$373.96	\$618.70
282722933911000310	1.00	\$244.74	\$373.96	\$618.70
282722933911000320	1.00	\$244.74	\$373.96	\$618.70
282722933911000330	1.00	\$244.74	\$373.96	\$618.70
282722933911000340	1.00	\$244.74	\$373.96	\$618.70
282722933911000350	1.00	\$244.74	\$373.96	\$618.70
282722933911000360	1.00	\$244.74	\$373.96	\$618.70
282722933911000370	1.00	\$244.74	\$373.96	\$618.70
282722933911000380	1.00	\$244.74	\$373.96	\$618.70
282722933911000390	1.00	\$244.74	\$373.96	\$618.70
282722933911000400	1.00	\$244.74	\$373.96	\$618.70
282722933911000410	1.00	\$244.74	\$373.96	\$618.70
282722933911000420	1.00	\$244.74	\$373.96	\$618.70
282722933911000430	1.00	\$244.74	\$373.96	\$618.70
282722933911000440	1.00	\$244.74	\$373.96	\$618.70
282722933911000450	1.00	\$244.74	\$0.00	\$244.74
282722933911000460	1.00	\$244.74	\$373.96	\$618.70
282722933911000470	1.00	\$244.74	\$373.96	\$618.70
282722933911000480	1.00	\$244.74	\$373.96	\$618.70
282722933911000490	1.00	\$244.74	\$373.96	\$618.70

PARCEL ID	Units	FY 25 O&M	Debt	Total
282722933911000500	1.00	\$244.74	\$373.96	\$618.70
282722933911000510	1.00	\$244.74	\$373.96	\$618.70
282722933911000520	1.00	\$244.74	\$373.96	\$618.70
282722933911000530	1.00	\$244.74	\$0.00	\$244.74
282722933911000540	1.00	\$244.74	\$373.96	\$618.70
282722933911000550	1.00	\$244.74	\$373.96	\$618.70
282722933911000560	1.00	\$244.74	\$373.96	\$618.70
282722933911000570	1.00	\$244.74	\$373.96	\$618.70
282722933911000580	1.00	\$244.74	\$373.96	\$618.70
282722933911000590	1.00	\$244.74	\$373.96	\$618.70
282722933911000600	1.00	\$244.74	\$0.00	\$244.74
282722933911000610	1.00	\$244.74	\$373.96	\$618.70
282722933911000620	1.00	\$244.74	\$373.96	\$618.70
282722933911000630	1.00	\$244.74	\$373.96	\$618.70
282722933911000640	1.00	\$244.74	\$373.96	\$618.70
282722933911000650	1.00	\$244.74	\$373.96	\$618.70
282722933911004290	1.00	\$244.74	\$373.96	\$618.70
282722933911004300	1.00	\$244.74	\$373.96	\$618.70
282722933911004310	1.00	\$244.74	\$373.96	\$618.70
282722933911004320	1.00	\$244.74	\$373.96	\$618.70
282722933911004330	1.00	\$244.74	\$373.96	\$618.70
282722933911004340	1.00	\$244.74	\$373.96	\$618.70
282722933911004350	1.00	\$244.74	\$373.96	\$618.70
282722933911004360	1.00	\$244.74	\$373.96	\$618.70
282722933911004370	1.00	\$244.74	\$373.96	\$618.70
282722933911004380	1.00	\$244.74	\$373.96	\$618.70
282722933911004390	1.00	\$244.74	\$373.96	\$618.70
282722933911004400		\$0.00	\$0.00	\$0.00
282722933911004410		\$0.00	\$0.00	\$0.00
282722933911004420		\$0.00	\$0.00	\$0.00
282722933911004430		\$0.00	\$0.00	\$0.00
282722933911004440		\$0.00	\$0.00	\$0.00
282723000000022010		\$0.00	\$0.00	\$0.00
282723000000033010		\$0.00	\$0.00	\$0.00
282723000000043010		\$0.00	\$0.00	\$0.00
282723933960000030	1.00	\$244.74	\$373.96	\$618.70
282723933960000040	1.00	\$244.74	\$373.96	\$618.70
282723933960000050	1.00	\$244.74	\$373.96	\$618.70
282723933960000060	1.00	\$244.74	\$373.96	\$618.70
282723933960000070	1.00	\$244.74	\$373.96	\$618.70
282723933960000080	1.00	\$244.74	\$373.96	\$618.70
282723933960000090	1.00	\$244.74	\$373.96	\$618.70
282723933960000100	1.00	\$244.74	\$373.96	\$618.70
282723933960000110	1.00	\$244.74	\$373.96	\$618.70
282723933960000120	1.00	\$244.74	\$373.96	\$618.70
282723933960000130	1.00	\$244.74	\$373.96	\$618.70
282723933960000140	1.00	\$244.74	\$373.96	\$618.70
282723933960000150	1.00	\$244.74	\$373.96	\$618.70
282723933960000160	1.00	\$244.74	\$373.96	\$618.70
282723933960000170	1.00	\$244.74	\$373.96	\$618.70
282723933960000180	1.00	\$244.74	\$373.96	\$618.70
282723933960000190	1.00	\$244.74	\$373.96	\$618.70
282723933960000200	1.00	\$244.74	\$373.96	\$618.70
282723933960000210	1.00	\$244.74	\$373.96	\$618.70

[illegible]

[illegible]

[illegible]



[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282723933961002340	1.00	\$244.74	\$373.96	\$618.70
282723933961002350	1.00	\$244.74	\$373.96	\$618.70
282723933961002360	1.00	\$244.74	\$373.96	\$618.70
282723933961002370	1.00	\$244.74	\$373.96	\$618.70
282723933961002380	1.00	\$244.74	\$373.96	\$618.70
282723933961002390	1.00	\$244.74	\$373.96	\$618.70
282723933961002400	1.00	\$244.74	\$373.96	\$618.70
282723933961002410	1.00	\$244.74	\$373.96	\$618.70
282723933961002420	1.00	\$244.74	\$373.96	\$618.70
282723933961002430	1.00	\$244.74	\$373.96	\$618.70
282723933961002440	1.00	\$244.74	\$373.96	\$618.70
282723933961002450	1.00	\$244.74	\$373.96	\$618.70
282723933961002460	1.00	\$244.74	\$373.96	\$618.70
282723933961002470	1.00	\$244.74	\$373.96	\$618.70
282723933961002480	1.00	\$244.74	\$373.96	\$618.70
282723933961002490	1.00	\$244.74	\$373.96	\$618.70
282723933961002500	1.00	\$244.74	\$0.00	\$244.74
282723933961002510	1.00	\$244.74	\$373.96	\$618.70
282723933961002520	1.00	\$244.74	\$373.96	\$618.70
282723933961002530	1.00	\$244.74	\$373.96	\$618.70
282723933961002540	1.00	\$244.74	\$373.96	\$618.70
282723933961002550	1.00	\$244.74	\$373.96	\$618.70
282723933961002560	1.00	\$244.74	\$373.96	\$618.70
282723933961002570	1.00	\$244.74	\$373.96	\$618.70
282723933961002580	1.00	\$244.74	\$373.96	\$618.70
282723933961002590	1.00	\$244.74	\$0.00	\$244.74
282723933961002600	1.00	\$244.74	\$373.96	\$618.70
282723933961002610	1.00	\$244.74	\$373.96	\$618.70
282723933961002620	1.00	\$244.74	\$373.96	\$618.70
282723933961002630	1.00	\$244.74	\$373.96	\$618.70
282723933961002640	1.00	\$244.74	\$373.96	\$618.70
282723933961002650	1.00	\$244.74	\$373.96	\$618.70
282723933961002660	1.00	\$244.74	\$373.96	\$618.70
282723933961002670	1.00	\$244.74	\$373.96	\$618.70
282723933961002680	1.00	\$244.74	\$373.96	\$618.70
282723933961002690	1.00	\$244.74	\$373.96	\$618.70
282723933961002700	1.00	\$244.74	\$373.96	\$618.70
282723933961002710	1.00	\$244.74	\$373.96	\$618.70
282723933961002720	1.00	\$244.74	\$373.96	\$618.70
282723933961002730	1.00	\$244.74	\$373.96	\$618.70
282723933961002740		\$0.00	\$0.00	\$0.00
282723933961002750		\$0.00	\$0.00	\$0.00
282723933961002760		\$0.00	\$0.00	\$0.00
282723933962002740	1.00	\$244.74	\$373.96	\$618.70
282723933962002750	1.00	\$244.74	\$373.96	\$618.70
282723933962002760	1.00	\$244.74	\$0.00	\$244.74
282723933962002770	1.00	\$244.74	\$373.96	\$618.70
282723933962002780	1.00	\$244.74	\$373.96	\$618.70
282723933962002790	1.00	\$244.74	\$373.96	\$618.70
282723933962002800	1.00	\$244.74	\$373.96	\$618.70
282723933962002810	1.00	\$244.74	\$0.00	\$244.74
282723933962002820	1.00	\$244.74	\$373.96	\$618.70
282723933962002830	1.00	\$244.74	\$373.96	\$618.70
282723933962002840	1.00	\$244.74	\$373.96	\$618.70

PARCEL ID	Units	FY 25 O&M	Debt	Total
282723933962002850	1.00	\$244.74	\$373.96	\$618.70
282723933962002860	1.00	\$244.74	\$373.96	\$618.70
282723933962002870	1.00	\$244.74	\$373.96	\$618.70
282723933962002880	1.00	\$244.74	\$373.96	\$618.70
282723933962002890	1.00	\$244.74	\$373.96	\$618.70
282723933962002900	1.00	\$244.74	\$373.96	\$618.70
282723933962002910	1.00	\$244.74	\$0.00	\$244.74
282723933962002920	1.00	\$244.74	\$373.96	\$618.70
282723933962002930	1.00	\$244.74	\$0.00	\$244.74
282723933962002940	1.00	\$244.74	\$373.96	\$618.70
282723933962002950	1.00	\$244.74	\$373.96	\$618.70
282723933962002960	1.00	\$244.74	\$373.96	\$618.70
282723933962002970	1.00	\$244.74	\$373.96	\$618.70
282723933962002980	1.00	\$244.74	\$373.96	\$618.70
282723933962002990	1.00	\$244.74	\$373.96	\$618.70
282723933962003000	1.00	\$244.74	\$373.96	\$618.70
282723933962003010	1.00	\$244.74	\$373.96	\$618.70
282723933962003020	1.00	\$244.74	\$373.96	\$618.70
282723933962003030	1.00	\$244.74	\$373.96	\$618.70
282723933962003040	1.00	\$244.74	\$373.96	\$618.70
282723933962003050	1.00	\$244.74	\$373.96	\$618.70
282723933962003060	1.00	\$244.74	\$373.96	\$618.70
282723933962003070	1.00	\$244.74	\$373.96	\$618.70
282723933962003080	1.00	\$244.74	\$373.96	\$618.70
282723933962003090	1.00	\$244.74	\$373.96	\$618.70
282723933962003100	1.00	\$244.74	\$373.96	\$618.70
282723933962003110	1.00	\$244.74	\$373.96	\$618.70
282723933962003120	1.00	\$244.74	\$0.00	\$244.74
282723933962003130	1.00	\$244.74	\$373.96	\$618.70
282723933962003140	1.00	\$244.74	\$373.96	\$618.70
282723933962003150	1.00	\$244.74	\$373.96	\$618.70
282723933962003160	1.00	\$244.74	\$373.96	\$618.70
282723933962003170	1.00	\$244.74	\$373.96	\$618.70
282723933962003180	1.00	\$244.74	\$373.96	\$618.70
282723933962003190	1.00	\$244.74	\$373.96	\$618.70
282723933962003200	1.00	\$244.74	\$373.96	\$618.70
282723933962003210	1.00	\$244.74	\$373.96	\$618.70
282723933962003220	1.00	\$244.74	\$0.00	\$244.74
282723933962003230	1.00	\$244.74	\$373.96	\$618.70
282723933962003240	1.00	\$244.74	\$373.96	\$618.70
282723933962003250	1.00	\$244.74	\$373.96	\$618.70
282723933962003260	1.00	\$244.74	\$373.96	\$618.70
282723933962003270	1.00	\$244.74	\$373.96	\$618.70
282723933962003280	1.00	\$244.74	\$373.96	\$618.70
282723933962003290	1.00	\$244.74	\$373.96	\$618.70
282723933962003300	1.00	\$244.74	\$373.96	\$618.70
282723933962003310	1.00	\$244.74	\$0.00	\$244.74
282723933962003320	1.00	\$244.74	\$373.96	\$618.70
282723933962003330	1.00	\$244.74	\$373.96	\$618.70
282723933962003340	1.00	\$244.74	\$373.96	\$618.70
282723933962003350	1.00	\$244.74	\$373.96	\$618.70
282723933962003360	1.00	\$244.74	\$373.96	\$618.70
282723933962003370	1.00	\$244.74	\$373.96	\$618.70
282723933962003380	1.00	\$244.74	\$373.96	\$618.70

PARCEL ID	Units	FY 25 O&M	Debt	Total
282723933962003390	1.00	\$244.74	\$373.96	\$618.70
282723933962003400	1.00	\$244.74	\$373.96	\$618.70
282723933962003410	1.00	\$244.74	\$373.96	\$618.70
282723933962003420	1.00	\$244.74	\$373.96	\$618.70
282723933962003430	1.00	\$244.74	\$373.96	\$618.70
282723933962003440	1.00	\$244.74	\$373.96	\$618.70
282723933962003450	1.00	\$244.74	\$373.96	\$618.70
282723933962003460	1.00	\$244.74	\$373.96	\$618.70
282723933962003470	1.00	\$244.74	\$373.96	\$618.70
282723933962003480	1.00	\$244.74	\$373.96	\$618.70
282723933962003490	1.00	\$244.74	\$373.96	\$618.70
282723933962003500	1.00	\$244.74	\$373.96	\$618.70
282723933962003510	1.00	\$244.74	\$373.96	\$618.70
282723933962003520	1.00	\$244.74	\$373.96	\$618.70
282723933962003530	1.00	\$244.74	\$373.96	\$618.70
282723933962003540	1.00	\$244.74	\$373.96	\$618.70
282723933962003550	1.00	\$244.74	\$373.96	\$618.70
282723933962003560	1.00	\$244.74	\$373.96	\$618.70
282723933962003570	1.00	\$244.74	\$373.96	\$618.70
282723933962003580	1.00	\$244.74	\$373.96	\$618.70
282723933962003590	1.00	\$244.74	\$373.96	\$618.70
282723933962003600	1.00	\$244.74	\$373.96	\$618.70
282723933962003610	1.00	\$244.74	\$373.96	\$618.70
282723933962003620	1.00	\$244.74	\$373.96	\$618.70
282723933962003630	1.00	\$244.74	\$373.96	\$618.70
282723933962003640	1.00	\$244.74	\$373.96	\$618.70
282723933962003650	1.00	\$244.74	\$373.96	\$618.70
282723933962003660	1.00	\$244.74	\$373.96	\$618.70
282723933962003670	1.00	\$244.74	\$373.96	\$618.70
282723933962003680	1.00	\$244.74	\$373.96	\$618.70
282723933962003690	1.00	\$244.74	\$0.00	\$244.74
282723933962003700	1.00	\$244.74	\$373.96	\$618.70
282723933962003710	1.00	\$244.74	\$373.96	\$618.70
282723933962003720	1.00	\$244.74	\$373.96	\$618.70
282723933962003730	1.00	\$244.74	\$373.96	\$618.70
282723933962003740	1.00	\$244.74	\$0.00	\$244.74
282723933962003750	1.00	\$244.74	\$373.96	\$618.70
282723933962003760	1.00	\$244.74	\$373.96	\$618.70
282723933962003770	1.00	\$244.74	\$373.96	\$618.70
282723933962003780	1.00	\$244.74	\$373.96	\$618.70
282723933962003790	1.00	\$244.74	\$373.96	\$618.70
282723933962003800	1.00	\$244.74	\$373.96	\$618.70
282723933962003810	1.00	\$244.74	\$0.00	\$244.74
282723933962003820	1.00	\$244.74	\$373.96	\$618.70
282723933962003830	1.00	\$244.74	\$373.96	\$618.70
282723933962003840	1.00	\$244.74	\$373.96	\$618.70
282723933962003850	1.00	\$244.74	\$373.96	\$618.70
282723933962003860	1.00	\$244.74	\$373.96	\$618.70
282723933962003870	1.00	\$244.74	\$373.96	\$618.70
282723933962003880	1.00	\$244.74	\$373.96	\$618.70
282723933962003890	1.00	\$244.74	\$373.96	\$618.70
282723933962003900	1.00	\$244.74	\$373.96	\$618.70
282723933962003910	1.00	\$244.74	\$373.96	\$618.70
282723933962003920	1.00	\$244.74	\$373.96	\$618.70

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PARCEL ID	Units	FY 25 O&M	Debt	Total
282723933962004470	1.00	\$244.74	\$0.00	\$244.74
282723933962004480	1.00	\$244.74	\$373.96	\$618.70
282723933962004490	1.00	\$244.74	\$373.96	\$618.70
282723933962004500	1.00	\$244.74	\$373.96	\$618.70
282723933962004510	1.00	\$244.74	\$373.96	\$618.70
282723933962004520	1.00	\$244.74	\$373.96	\$618.70
282723933962004530	1.00	\$244.74	\$0.00	\$244.74
282723933962004540	1.00	\$244.74	\$373.96	\$618.70
282723933962004550	1.00	\$244.74	\$373.96	\$618.70
282723933962004560	1.00	\$244.74	\$373.96	\$618.70
282723933962004570	1.00	\$244.74	\$373.96	\$618.70
282723933962004580	1.00	\$244.74	\$373.96	\$618.70
282723933962004590	1.00	\$244.74	\$373.96	\$618.70
282723933962004600	1.00	\$244.74	\$373.96	\$618.70
282723933962004610	1.00	\$244.74	\$373.96	\$618.70
282723933962004620	1.00	\$244.74	\$0.00	\$244.74
282723933962004630	1.00	\$244.74	\$373.96	\$618.70
282723933962004640	1.00	\$244.74	\$373.96	\$618.70
282723933962004650	1.00	\$244.74	\$0.00	\$244.74
282723933962004660	1.00	\$244.74	\$373.96	\$618.70
282723933962004670	1.00	\$244.74	\$373.96	\$618.70
282723933962004680	1.00	\$244.74	\$0.00	\$244.74
282723933962004690	1.00	\$244.74	\$373.96	\$618.70
282723933962004700	1.00	\$244.74	\$373.96	\$618.70
282723933962004710	1.00	\$244.74	\$373.96	\$618.70
282723933962004720	1.00	\$244.74	\$373.96	\$618.70
282723933962004730	1.00	\$244.74	\$373.96	\$618.70
282723933962004740	1.00	\$244.74	\$373.96	\$618.70
282723933962004750	1.00	\$244.74	\$373.96	\$618.70
282723933962006460	1.00	\$244.74	\$373.96	\$618.70
282723933962006470	1.00	\$244.74	\$373.96	\$618.70
282723933962006480	1.00	\$244.74	\$373.96	\$618.70
282723933962006490	1.00	\$244.74	\$0.00	\$244.74
282723933962006500	1.00	\$244.74	\$373.96	\$618.70
282723933962006510	1.00	\$244.74	\$373.96	\$618.70
282723933962006520	1.00	\$244.74	\$373.96	\$618.70
282723933962006530	1.00	\$244.74	\$373.96	\$618.70
282723933962006540	1.00	\$244.74	\$373.96	\$618.70
282723933962006550	1.00	\$244.74	\$373.96	\$618.70
282723933962006560	1.00	\$244.74	\$373.96	\$618.70
282723933962006570	1.00	\$244.74	\$373.96	\$618.70
282723933962006580	1.00	\$244.74	\$373.96	\$618.70
282723933962006590	1.00	\$244.74	\$373.96	\$618.70
282723933962006600		\$0.00	\$0.00	\$0.00
282723933962006610		\$0.00	\$0.00	\$0.00
282723933962006620		\$0.00	\$0.00	\$0.00
282723933962006630		\$0.00	\$0.00	\$0.00
282723933962006640		\$0.00	\$0.00	\$0.00
282723933962006650		\$0.00	\$0.00	\$0.00
282723933962006660		\$0.00	\$0.00	\$0.00
282723933962006670		\$0.00	\$0.00	\$0.00
282723933962006680		\$0.00	\$0.00	\$0.00
282723933962006690		\$0.00	\$0.00	\$0.00
282723933962006700		\$0.00	\$0.00	\$0.00

PARCEL ID	Units	FY 25 O&M	Debt	Total
282723933962006710		\$0.00	\$0.00	\$0.00
282723933962006720		\$0.00	\$0.00	\$0.00
282724934010000013		\$0.00	\$0.00	\$0.00
282724934011000010	1.00	\$244.74	\$373.96	\$618.70
282724934011000020	1.00	\$244.74	\$0.00	\$244.74
282724934011000030	1.00	\$244.74	\$373.96	\$618.70
282724934011000040	1.00	\$244.74	\$373.96	\$618.70
282724934011000050	1.00	\$244.74	\$373.96	\$618.70
282724934011000060	1.00	\$244.74	\$373.96	\$618.70
282724934011000070	1.00	\$244.74	\$373.96	\$618.70
282724934011000080	1.00	\$244.74	\$373.96	\$618.70
282724934011000090	1.00	\$244.74	\$373.96	\$618.70
282724934011000100	1.00	\$244.74	\$373.96	\$618.70
282724934011000110	1.00	\$244.74	\$373.96	\$618.70
282724934011000120	1.00	\$244.74	\$373.96	\$618.70
282724934011000130	1.00	\$244.74	\$373.96	\$618.70
282724934011000140	1.00	\$244.74	\$373.96	\$618.70
282724934011000150	1.00	\$244.74	\$373.96	\$618.70
282724934011000160	1.00	\$244.74	\$373.96	\$618.70
282724934011000170	1.00	\$244.74	\$373.96	\$618.70
282724934011000180	1.00	\$244.74	\$0.00	\$244.74
282724934011000190	1.00	\$244.74	\$373.96	\$618.70
282724934011000200	1.00	\$244.74	\$373.96	\$618.70
282724934011000210	1.00	\$244.74	\$373.96	\$618.70
282724934011000220	1.00	\$244.74	\$373.96	\$618.70
282724934011000230	1.00	\$244.74	\$373.96	\$618.70
282724934011000240	1.00	\$244.74	\$373.96	\$618.70
282724934011000250	1.00	\$244.74	\$373.96	\$618.70
282724934011000260	1.00	\$244.74	\$373.96	\$618.70
282724934011000270	1.00	\$244.74	\$373.96	\$618.70
282724934011000280	1.00	\$244.74	\$373.96	\$618.70
282724934011000290	1.00	\$244.74	\$373.96	\$618.70
282724934011000300	1.00	\$244.74	\$373.96	\$618.70
282724934011000310	1.00	\$244.74	\$373.96	\$618.70
282724934011000320	1.00	\$244.74	\$373.96	\$618.70
282724934011000330	1.00	\$244.74	\$373.96	\$618.70
282724934011000340	1.00	\$244.74	\$373.96	\$618.70
282724934011000350	1.00	\$244.74	\$373.96	\$618.70
282724934011000360	1.00	\$244.74	\$0.00	\$244.74
282724934011000370	1.00	\$244.74	\$373.96	\$618.70
282724934011000380	1.00	\$244.74	\$373.96	\$618.70
282724934011000390	1.00	\$244.74	\$373.96	\$618.70
282724934011000400	1.00	\$244.74	\$373.96	\$618.70
282724934011000410	1.00	\$244.74	\$0.00	\$244.74
282724934011000420	1.00	\$244.74	\$373.96	\$618.70
282724934011000430	1.00	\$244.74	\$373.96	\$618.70
282724934011000440	1.00	\$244.74	\$373.96	\$618.70
282724934011000450	1.00	\$244.74	\$373.96	\$618.70
282724934011000460	1.00	\$244.74	\$373.96	\$618.70
282724934011000470	1.00	\$244.74	\$373.96	\$618.70
282724934011000480	1.00	\$244.74	\$373.96	\$618.70
282724934011000490	1.00	\$244.74	\$373.96	\$618.70
282724934011000500	1.00	\$244.74	\$373.96	\$618.70
282724934011000510	1.00	\$244.74	\$373.96	\$618.70

[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282724934011003050	1.00	\$244.74	\$373.96	\$618.70
282724934011003060	1.00	\$244.74	\$373.96	\$618.70
282724934011003070	1.00	\$244.74	\$373.96	\$618.70
282724934011003080	1.00	\$244.74	\$373.96	\$618.70
282724934011003090	1.00	\$244.74	\$0.00	\$244.74
282724934011003100	1.00	\$244.74	\$373.96	\$618.70
282724934011003110	1.00	\$244.74	\$373.96	\$618.70
282724934011003120	1.00	\$244.74	\$373.96	\$618.70
282724934011003130	1.00	\$244.74	\$0.00	\$244.74
282724934011003140	1.00	\$244.74	\$373.96	\$618.70
282724934011003150	1.00	\$244.74	\$0.00	\$244.74
282724934011003160	1.00	\$244.74	\$373.96	\$618.70
282724934011003170	1.00	\$244.74	\$373.96	\$618.70
282724934011003180	1.00	\$244.74	\$373.96	\$618.70
282724934011003190	1.00	\$244.74	\$373.96	\$618.70
282724934011003200	1.00	\$244.74	\$373.96	\$618.70
282724934011003210	1.00	\$244.74	\$373.96	\$618.70
282724934011003220	1.00	\$244.74	\$373.96	\$618.70
282724934011003230	1.00	\$244.74	\$373.96	\$618.70
282724934011003240	1.00	\$244.74	\$373.96	\$618.70
282724934011003250	1.00	\$244.74	\$373.96	\$618.70
282724934011003260	1.00	\$244.74	\$373.96	\$618.70
282724934011003270	1.00	\$244.74	\$373.96	\$618.70
282724934011003280	1.00	\$244.74	\$373.96	\$618.70
282724934011003290	1.00	\$244.74	\$373.96	\$618.70
282724934011003300	1.00	\$244.74	\$0.00	\$244.74
282724934011003310	1.00	\$244.74	\$373.96	\$618.70
282724934011003320	1.00	\$244.74	\$373.96	\$618.70
282724934011003330	1.00	\$244.74	\$373.96	\$618.70
282724934011003340	1.00	\$244.74	\$373.96	\$618.70
282724934011003350	1.00	\$244.74	\$373.96	\$618.70
282724934011003360	1.00	\$244.74	\$373.96	\$618.70
282724934011003370	1.00	\$244.74	\$373.96	\$618.70
282724934011003380	1.00	\$244.74	\$373.96	\$618.70
282724934011003390	1.00	\$244.74	\$373.96	\$618.70
282724934011003400	1.00	\$244.74	\$373.96	\$618.70
282724934011003410	1.00	\$244.74	\$373.96	\$618.70
282724934011003420	1.00	\$244.74	\$373.96	\$618.70
282724934011003430	1.00	\$244.74	\$373.96	\$618.70
282724934011003440	1.00	\$244.74	\$373.96	\$618.70
282724934011003450	1.00	\$244.74	\$373.96	\$618.70
282724934011003460	1.00	\$244.74	\$373.96	\$618.70
282724934011003470	1.00	\$244.74	\$373.96	\$618.70
282724934011003480	1.00	\$244.74	\$373.96	\$618.70
282724934011003490	1.00	\$244.74	\$373.96	\$618.70
282724934011003500	1.00	\$244.74	\$373.96	\$618.70
282724934011003510	1.00	\$244.74	\$373.96	\$618.70
282724934011003520	1.00	\$244.74	\$373.96	\$618.70
282724934011003530	1.00	\$244.74	\$373.96	\$618.70
282724934011003540	1.00	\$244.74	\$373.96	\$618.70
282724934011003550	1.00	\$244.74	\$373.96	\$618.70
282724934011003560	1.00	\$244.74	\$0.00	\$244.74
282724934011003570	1.00	\$244.74	\$0.00	\$244.74
282724934011003580	1.00	\$244.74	\$373.96	\$618.70

[illegible]



[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282724934011004670	1.00	\$244.74	\$373.96	\$618.70
282724934011004680	1.00	\$244.74	\$373.96	\$618.70
282724934011004690	1.00	\$244.74	\$373.96	\$618.70
282724934011004700	1.00	\$244.74	\$373.96	\$618.70
282724934011004710	1.00	\$244.74	\$373.96	\$618.70
282724934011004720	1.00	\$244.74	\$373.96	\$618.70
282724934011004730	1.00	\$244.74	\$373.96	\$618.70
282724934011004740	1.00	\$244.74	\$373.96	\$618.70
282724934011004750	1.00	\$244.74	\$373.96	\$618.70
282724934011004760	1.00	\$244.74	\$373.96	\$618.70
282724934011004770	1.00	\$244.74	\$373.96	\$618.70
282724934011004780	1.00	\$244.74	\$373.96	\$618.70
282724934011004790	1.00	\$244.74	\$373.96	\$618.70
282724934011004800	1.00	\$244.74	\$373.96	\$618.70
282724934011004810	1.00	\$244.74	\$0.00	\$244.74
282724934011004820	1.00	\$244.74	\$373.96	\$618.70
282724934011004830	1.00	\$244.74	\$373.96	\$618.70
282724934011004840	1.00	\$244.74	\$373.96	\$618.70
282724934011004850	1.00	\$244.74	\$373.96	\$618.70
282724934011004860	1.00	\$244.74	\$373.96	\$618.70
282724934011004870	1.00	\$244.74	\$373.96	\$618.70
282724934011004880	1.00	\$244.74	\$373.96	\$618.70
282724934011004890	1.00	\$244.74	\$373.96	\$618.70
282724934011004900	1.00	\$244.74	\$373.96	\$618.70
282724934011004910	1.00	\$244.74	\$373.96	\$618.70
282724934011004920	1.00	\$244.74	\$373.96	\$618.70
282724934011004930	1.00	\$244.74	\$373.96	\$618.70
282724934011004940	1.00	\$244.74	\$373.96	\$618.70
282724934011004950	1.00	\$244.74	\$373.96	\$618.70
282724934011004960	1.00	\$244.74	\$373.96	\$618.70
282724934011004970	1.00	\$244.74	\$373.96	\$618.70
282724934011004980	1.00	\$244.74	\$373.96	\$618.70
282724934011004990	1.00	\$244.74	\$373.96	\$618.70
282724934011005000	1.00	\$244.74	\$373.96	\$618.70
282724934011005010	1.00	\$244.74	\$373.96	\$618.70
282724934011005020	1.00	\$244.74	\$373.96	\$618.70
282724934011005030	1.00	\$244.74	\$373.96	\$618.70
282724934011005040	1.00	\$244.74	\$373.96	\$618.70
282724934011005050	1.00	\$244.74	\$373.96	\$618.70
282724934011005060	1.00	\$244.74	\$373.96	\$618.70
282724934011005070	1.00	\$244.74	\$0.00	\$244.74
282724934011005080		\$0.00	\$0.00	\$0.00
282724934011005090		\$0.00	\$0.00	\$0.00
282724934011005100		\$0.00	\$0.00	\$0.00
282724934011005110		\$0.00	\$0.00	\$0.00
282724934011005120		\$0.00	\$0.00	\$0.00
282724934011005130		\$0.00	\$0.00	\$0.00
282724934011005140		\$0.00	\$0.00	\$0.00
282724934011005150		\$0.00	\$0.00	\$0.00
282724934011005160		\$0.00	\$0.00	\$0.00
282724934011005170		\$0.00	\$0.00	\$0.00
282724934011005180		\$0.00	\$0.00	\$0.00
282724934011005190		\$0.00	\$0.00	\$0.00
282724934012000840	1.00	\$244.74	\$373.96	\$618.70

[illegible]

[illegible]

[illegible]



PARCEL ID	Units	FY 25 O&M	Debt	Total
282724934012002470	1.00	\$244.74	\$373.96	\$618.70
282724934012002480	1.00	\$244.74	\$373.96	\$618.70
282724934012002490	1.00	\$244.74	\$373.96	\$618.70
282724934012002500	1.00	\$244.74	\$373.96	\$618.70
282724934012002510	1.00	\$244.74	\$373.96	\$618.70
282724934012002520	1.00	\$244.74	\$373.96	\$618.70
282724934012002530	1.00	\$244.74	\$373.96	\$618.70
282724934012002540	1.00	\$244.74	\$373.96	\$618.70
282724934012002550	1.00	\$244.74	\$373.96	\$618.70
282724934012002560	1.00	\$244.74	\$373.96	\$618.70
282724934012002570	1.00	\$244.74	\$0.00	\$244.74
282724934012002580	1.00	\$244.74	\$373.96	\$618.70
282724934012002590	1.00	\$244.74	\$373.96	\$618.70
282724934012002600	1.00	\$244.74	\$373.96	\$618.70
282724934012002610	1.00	\$244.74	\$373.96	\$618.70
282724934012002620	1.00	\$244.74	\$373.96	\$618.70
282724934012002630	1.00	\$244.74	\$373.96	\$618.70
282724934012002640	1.00	\$244.74	\$373.96	\$618.70
282724934012002650	1.00	\$244.74	\$373.96	\$618.70
282724934012002660	1.00	\$244.74	\$373.96	\$618.70
282724934012002670	1.00	\$244.74	\$373.96	\$618.70
282724934012002680	1.00	\$244.74	\$373.96	\$618.70
282724934012002690	1.00	\$244.74	\$373.96	\$618.70
282724934012002700	1.00	\$244.74	\$373.96	\$618.70
282724934012002710	1.00	\$244.74	\$373.96	\$618.70
282724934012002720	1.00	\$244.74	\$373.96	\$618.70
282724934012002730	1.00	\$244.74	\$373.96	\$618.70
282724934012002740	1.00	\$244.74	\$373.96	\$618.70
282724934012002750	1.00	\$244.74	\$0.00	\$244.74
282724934012002760	1.00	\$244.74	\$0.00	\$244.74
282724934012002770	1.00	\$244.74	\$373.96	\$618.70
282724934012002780	1.00	\$244.74	\$373.96	\$618.70
282724934012002790	1.00	\$244.74	\$373.96	\$618.70
282724934012002800	1.00	\$244.74	\$373.96	\$618.70
282724934012002810	1.00	\$244.74	\$373.96	\$618.70
282724934012002820	1.00	\$244.74	\$373.96	\$618.70
282724934012002830		\$0.00	\$0.00	\$0.00
282724934012002840		\$0.00	\$0.00	\$0.00
282724934012002850		\$0.00	\$0.00	\$0.00
282724934012002860		\$0.00	\$0.00	\$0.00
282724934012002870		\$0.00	\$0.00	\$0.00
282726000000011010		\$0.00	\$0.00	\$0.00
282726000000011020		\$0.00	\$0.00	\$0.00
282726000000012010		\$0.00	\$0.00	\$0.00
282726934110000003		\$0.00	\$0.00	\$0.00
282726934110000005		\$0.00	\$0.00	\$0.00
282726934111004760	1.00	\$244.74	\$373.96	\$618.70
282726934111004770	1.00	\$244.74	\$373.96	\$618.70
282726934111004780	1.00	\$244.74	\$373.96	\$618.70
282726934111004790	1.00	\$244.74	\$373.96	\$618.70
282726934111004800	1.00	\$244.74	\$373.96	\$618.70
282726934111004810	1.00	\$244.74	\$373.96	\$618.70
282726934111004820	1.00	\$244.74	\$373.96	\$618.70
282726934111004830	1.00	\$244.74	\$373.96	\$618.70

PARCEL ID	Units	FY 25 O&M	Debt	Total
282726934111004840	1.00	\$244.74	\$373.96	\$618.70
282726934111004850	1.00	\$244.74	\$373.96	\$618.70
282726934111004860	1.00	\$244.74	\$373.96	\$618.70
282726934111004870	1.00	\$244.74	\$373.96	\$618.70
282726934111004880	1.00	\$244.74	\$373.96	\$618.70
282726934111004890	1.00	\$244.74	\$373.96	\$618.70
282726934111004900	1.00	\$244.74	\$373.96	\$618.70
282726934111004910	1.00	\$244.74	\$373.96	\$618.70
282726934111004920	1.00	\$244.74	\$373.96	\$618.70
282726934111004930	1.00	\$244.74	\$373.96	\$618.70
282726934111004940	1.00	\$244.74	\$373.96	\$618.70
282726934111004950	1.00	\$244.74	\$373.96	\$618.70
282726934111004960	1.00	\$244.74	\$0.00	\$244.74
282726934111004970	1.00	\$244.74	\$0.00	\$244.74
282726934111004980	1.00	\$244.74	\$373.96	\$618.70
282726934111004990	1.00	\$244.74	\$373.96	\$618.70
282726934111005000	1.00	\$244.74	\$373.96	\$618.70
282726934111005010	1.00	\$244.74	\$0.00	\$244.74
282726934111005020	1.00	\$244.74	\$373.96	\$618.70
282726934111005030	1.00	\$244.74	\$373.96	\$618.70
282726934111005040	1.00	\$244.74	\$0.00	\$244.74
282726934111005050	1.00	\$244.74	\$373.96	\$618.70
282726934111005060	1.00	\$244.74	\$373.96	\$618.70
282726934111005070	1.00	\$244.74	\$373.96	\$618.70
282726934111005080	1.00	\$244.74	\$373.96	\$618.70
282726934111005090	1.00	\$244.74	\$373.96	\$618.70
282726934111005100	1.00	\$244.74	\$373.96	\$618.70
282726934111005110	1.00	\$244.74	\$373.96	\$618.70
282726934111005120	1.00	\$244.74	\$0.00	\$244.74
282726934111005130	1.00	\$244.74	\$373.96	\$618.70
282726934111005140	1.00	\$244.74	\$373.96	\$618.70
282726934111005150	1.00	\$244.74	\$373.96	\$618.70
282726934111005160	1.00	\$244.74	\$373.96	\$618.70
282726934111005170	1.00	\$244.74	\$373.96	\$618.70
282726934111005180	1.00	\$244.74	\$373.96	\$618.70
282726934111005190	1.00	\$244.74	\$373.96	\$618.70
282726934111005200	1.00	\$244.74	\$373.96	\$618.70
282726934111005210	1.00	\$244.74	\$373.96	\$618.70
282726934111005220	1.00	\$244.74	\$373.96	\$618.70
282726934111005230	1.00	\$244.74	\$373.96	\$618.70
282726934111005240	1.00	\$244.74	\$373.96	\$618.70
282726934111005250	1.00	\$244.74	\$373.96	\$618.70
282726934111005260	1.00	\$244.74	\$373.96	\$618.70
282726934111005270	1.00	\$244.74	\$373.96	\$618.70
282726934111005280	1.00	\$244.74	\$373.96	\$618.70
282726934111005290	1.00	\$244.74	\$373.96	\$618.70
282726934111005300	1.00	\$244.74	\$373.96	\$618.70
282726934111005310	1.00	\$244.74	\$373.96	\$618.70
282726934111005320	1.00	\$244.74	\$373.96	\$618.70
282726934111005330	1.00	\$244.74	\$373.96	\$618.70
282726934111005340	1.00	\$244.74	\$373.96	\$618.70
282726934111005350	1.00	\$244.74	\$373.96	\$618.70
282726934111005360	1.00	\$244.74	\$373.96	\$618.70
282726934111005370	1.00	\$244.74	\$373.96	\$618.70

[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282726934111005920	1.00	\$244.74	\$373.96	\$618.70
282726934111005930	1.00	\$244.74	\$373.96	\$618.70
282726934111005940	1.00	\$244.74	\$373.96	\$618.70
282726934111005950	1.00	\$244.74	\$373.96	\$618.70
282726934111005960	1.00	\$244.74	\$373.96	\$618.70
282726934111005970	1.00	\$244.74	\$373.96	\$618.70
282726934111005980	1.00	\$244.74	\$373.96	\$618.70
282726934111005990	1.00	\$244.74	\$373.96	\$618.70
282726934111006000	1.00	\$244.74	\$373.96	\$618.70
282726934111006010	1.00	\$244.74	\$373.96	\$618.70
282726934111006020	1.00	\$244.74	\$373.96	\$618.70
282726934111006030	1.00	\$244.74	\$373.96	\$618.70
282726934111006040	1.00	\$244.74	\$373.96	\$618.70
282726934111006050	1.00	\$244.74	\$0.00	\$244.74
282726934111006060	1.00	\$244.74	\$373.96	\$618.70
282726934111006070	1.00	\$244.74	\$373.96	\$618.70
282726934111006080	1.00	\$244.74	\$373.96	\$618.70
282726934111006090	1.00	\$244.74	\$373.96	\$618.70
282726934111006100	1.00	\$244.74	\$373.96	\$618.70
282726934111006110	1.00	\$244.74	\$373.96	\$618.70
282726934111006120	1.00	\$244.74	\$373.96	\$618.70
282726934111006130	1.00	\$244.74	\$373.96	\$618.70
282726934111006140	1.00	\$244.74	\$373.96	\$618.70
282726934111006150	1.00	\$244.74	\$373.96	\$618.70
282726934111006160	1.00	\$244.74	\$373.96	\$618.70
282726934111006170	1.00	\$244.74	\$373.96	\$618.70
282726934111006180	1.00	\$244.74	\$0.00	\$244.74
282726934111006190	1.00	\$244.74	\$373.96	\$618.70
282726934111006200	1.00	\$244.74	\$0.00	\$244.74
282726934111006210	1.00	\$244.74	\$0.00	\$244.74
282726934111006220	1.00	\$244.74	\$373.96	\$618.70
282726934111006230	1.00	\$244.74	\$0.00	\$244.74
282726934111006240	1.00	\$244.74	\$373.96	\$618.70
282726934111006250	1.00	\$244.74	\$373.96	\$618.70
282726934111006260	1.00	\$244.74	\$373.96	\$618.70
282726934111006270	1.00	\$244.74	\$373.96	\$618.70
282726934111006280	1.00	\$244.74	\$373.96	\$618.70
282726934111006290	1.00	\$244.74	\$373.96	\$618.70
282726934111006300	1.00	\$244.74	\$373.96	\$618.70
282726934111006310	1.00	\$244.74	\$373.96	\$618.70
282726934111006320	1.00	\$244.74	\$373.96	\$618.70
282726934111006330	1.00	\$244.74	\$373.96	\$618.70
282726934111006340	1.00	\$244.74	\$0.00	\$244.74
282726934111006350	1.00	\$244.74	\$373.96	\$618.70
282726934111006360	1.00	\$244.74	\$373.96	\$618.70
282726934111006370	1.00	\$244.74	\$373.96	\$618.70
282726934111006380	1.00	\$244.74	\$373.96	\$618.70
282726934111006390	1.00	\$244.74	\$373.96	\$618.70
282726934111006400	1.00	\$244.74	\$373.96	\$618.70
282726934111006410	1.00	\$244.74	\$0.00	\$244.74
282726934111006420	1.00	\$244.74	\$373.96	\$618.70
282726934111006430	1.00	\$244.74	\$373.96	\$618.70
282726934111006440	1.00	\$244.74	\$373.96	\$618.70
282726934111006450	1.00	\$244.74	\$373.96	\$618.70

PARCEL ID	Units	FY 25 O&M	Debt	Total
282726934111006600	1.00	\$244.74	\$373.96	\$618.70
282726934111006610	1.00	\$244.74	\$373.96	\$618.70
282726934111006620	1.00	\$244.74	\$373.96	\$618.70
282726934111006630	1.00	\$244.74	\$373.96	\$618.70
282726934111006640	1.00	\$244.74	\$373.96	\$618.70
282726934111006650	1.00	\$244.74	\$373.96	\$618.70
282726934111006660	1.00	\$244.74	\$373.96	\$618.70
282726934111006670	1.00	\$244.74	\$373.96	\$618.70
282726934111006680	1.00	\$244.74	\$373.96	\$618.70
282726934111006690	1.00	\$244.74	\$373.96	\$618.70
282726934111006700	1.00	\$244.74	\$373.96	\$618.70
282726934111006710	1.00	\$244.74	\$373.96	\$618.70
282726934111006720	1.00	\$244.74	\$373.96	\$618.70
282726934111006730	1.00	\$244.74	\$373.96	\$618.70
282726934111006740	1.00	\$244.74	\$373.96	\$618.70
282726934111006750	1.00	\$244.74	\$373.96	\$618.70
282726934111006760	1.00	\$244.74	\$373.96	\$618.70
282726934111006770	1.00	\$244.74	\$373.96	\$618.70
282726934111006780	1.00	\$244.74	\$373.96	\$618.70
282726934111006790	1.00	\$244.74	\$373.96	\$618.70
282726934111006800	1.00	\$244.74	\$373.96	\$618.70
282726934111006810	1.00	\$244.74	\$373.96	\$618.70
282726934111006820	1.00	\$244.74	\$373.96	\$618.70
282726934111006830	1.00	\$244.74	\$373.96	\$618.70
282726934111006840	1.00	\$244.74	\$373.96	\$618.70
282726934111006850	1.00	\$244.74	\$373.96	\$618.70
282726934111006860	1.00	\$244.74	\$373.96	\$618.70
282726934111006870	1.00	\$244.74	\$373.96	\$618.70
282726934111006880	1.00	\$244.74	\$373.96	\$618.70
282726934111006890	1.00	\$244.74	\$373.96	\$618.70
282726934111006900	1.00	\$244.74	\$373.96	\$618.70
282726934111006910	1.00	\$244.74	\$373.96	\$618.70
282726934111006920	1.00	\$244.74	\$373.96	\$618.70
282726934111006930	1.00	\$244.74	\$0.00	\$244.74
282726934111006940	1.00	\$244.74	\$0.00	\$244.74
282726934111006950	1.00	\$244.74	\$373.96	\$618.70
282726934111006960		\$0.00	\$0.00	\$0.00
282726934111006970		\$0.00	\$0.00	\$0.00
282726934111006980		\$0.00	\$0.00	\$0.00
282726934111006990		\$0.00	\$0.00	\$0.00
282726934111007000		\$0.00	\$0.00	\$0.00
282726934111007010		\$0.00	\$0.00	\$0.00
282726934111007020		\$0.00	\$0.00	\$0.00
282726934111007021		\$0.00	\$0.00	\$0.00
282726934111007030		\$0.00	\$0.00	\$0.00
282727000000012010		\$0.00	\$0.00	\$0.00
282727934160000660	1.00	\$244.74	\$373.96	\$618.70
282727934160000670	1.00	\$244.74	\$373.96	\$618.70
282727934160000680	1.00	\$244.74	\$373.96	\$618.70
282727934160000690	1.00	\$244.74	\$373.96	\$618.70
282727934160000700	1.00	\$244.74	\$373.96	\$618.70
282727934160000710	1.00	\$244.74	\$373.96	\$618.70
282727934160000720	1.00	\$244.74	\$373.96	\$618.70
282727934160000730	1.00	\$244.74	\$373.96	\$618.70



[illegible]

[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282727934160001820	1.00	\$244.74	\$373.96	\$618.70
282727934160001830	1.00	\$244.74	\$373.96	\$618.70
282727934160001840	1.00	\$244.74	\$373.96	\$618.70
282727934160001850	1.00	\$244.74	\$373.96	\$618.70
282727934160001860	1.00	\$244.74	\$373.96	\$618.70
282727934160001870	1.00	\$244.74	\$0.00	\$244.74
282727934160001880	1.00	\$244.74	\$373.96	\$618.70
282727934160001890	1.00	\$244.74	\$373.96	\$618.70
282727934160001900	1.00	\$244.74	\$373.96	\$618.70
282727934160001910	1.00	\$244.74	\$373.96	\$618.70
282727934160001920	1.00	\$244.74	\$373.96	\$618.70
282727934160001930	1.00	\$244.74	\$373.96	\$618.70
282727934160001940	1.00	\$244.74	\$373.96	\$618.70
282727934160001950	1.00	\$244.74	\$373.96	\$618.70
282727934160001960	1.00	\$244.74	\$373.96	\$618.70
282727934160001970	1.00	\$244.74	\$373.96	\$618.70
282727934160001980	1.00	\$244.74	\$373.96	\$618.70
282727934160001990	1.00	\$244.74	\$373.96	\$618.70
282727934160002000	1.00	\$244.74	\$373.96	\$618.70
282727934160002010	1.00	\$244.74	\$373.96	\$618.70
282727934160002020	1.00	\$244.74	\$373.96	\$618.70
282727934160002030	1.00	\$244.74	\$373.96	\$618.70
282727934160002040	1.00	\$244.74	\$373.96	\$618.70
282727934160002050	1.00	\$244.74	\$373.96	\$618.70
282727934160002060	1.00	\$244.74	\$373.96	\$618.70
282727934160002070	1.00	\$244.74	\$373.96	\$618.70
282727934160002080	1.00	\$244.74	\$373.96	\$618.70
282727934160002090	1.00	\$244.74	\$373.96	\$618.70
282727934160002100	1.00	\$244.74	\$373.96	\$618.70
282727934160002110	1.00	\$244.74	\$373.96	\$618.70
282727934160002120	1.00	\$244.74	\$373.96	\$618.70
282727934160002130	1.00	\$244.74	\$373.96	\$618.70
282727934160002140	1.00	\$244.74	\$373.96	\$618.70
282727934160002150	1.00	\$244.74	\$0.00	\$244.74
282727934160002160	1.00	\$244.74	\$373.96	\$618.70
282727934160002170	1.00	\$244.74	\$373.96	\$618.70
282727934160002180	1.00	\$244.74	\$373.96	\$618.70
282727934160002190	1.00	\$244.74	\$373.96	\$618.70
282727934160002200	1.00	\$244.74	\$373.96	\$618.70
282727934160002210	1.00	\$244.74	\$373.96	\$618.70
282727934160002220	1.00	\$244.74	\$373.96	\$618.70
282727934160002230	1.00	\$244.74	\$0.00	\$244.74
282727934160002240	1.00	\$244.74	\$373.96	\$618.70
282727934160002250	1.00	\$244.74	\$373.96	\$618.70
282727934160002260	1.00	\$244.74	\$373.96	\$618.70
282727934160002270	1.00	\$244.74	\$373.96	\$618.70
282727934160002280	1.00	\$244.74	\$0.00	\$244.74
282727934160002290	1.00	\$244.74	\$373.96	\$618.70
282727934160002300	1.00	\$244.74	\$373.96	\$618.70
282727934160002310	1.00	\$244.74	\$373.96	\$618.70
282727934160002320	1.00	\$244.74	\$373.96	\$618.70
282727934160002330	1.00	\$244.74	\$373.96	\$618.70
282727934160002340	1.00	\$244.74	\$373.96	\$618.70
282727934160002350	1.00	\$244.74	\$0.00	\$244.74

[illegible]

[illegible]



[illegible]

PARCEL ID	Units	FY 25 O&M	Debt	Total
282727934160003980	1.00	\$244.74	\$373.96	\$618.70
282727934160003990	1.00	\$244.74	\$373.96	\$618.70
282727934160004000	1.00	\$244.74	\$373.96	\$618.70
282727934160004010	1.00	\$244.74	\$373.96	\$618.70
282727934160004020	1.00	\$244.74	\$373.96	\$618.70
282727934160004030	1.00	\$244.74	\$0.00	\$244.74
282727934160004040	1.00	\$244.74	\$373.96	\$618.70
282727934160004050	1.00	\$244.74	\$0.00	\$244.74
282727934160004060	1.00	\$244.74	\$373.96	\$618.70
282727934160004070	1.00	\$244.74	\$373.96	\$618.70
282727934160004080	1.00	\$244.74	\$373.96	\$618.70
282727934160004090	1.00	\$244.74	\$373.96	\$618.70
282727934160004100	1.00	\$244.74	\$373.96	\$618.70
282727934160004110	1.00	\$244.74	\$373.96	\$618.70
282727934160004120	1.00	\$244.74	\$373.96	\$618.70
282727934160004130	1.00	\$244.74	\$373.96	\$618.70
282727934160004140	1.00	\$244.74	\$373.96	\$618.70
282727934160004150	1.00	\$244.74	\$373.96	\$618.70
282727934160004160	1.00	\$244.74	\$373.96	\$618.70
282727934160004170	1.00	\$244.74	\$373.96	\$618.70
282727934160004180	1.00	\$244.74	\$373.96	\$618.70
282727934160004190	1.00	\$244.74	\$373.96	\$618.70
282727934160004200	1.00	\$244.74	\$373.96	\$618.70
282727934160004210	1.00	\$244.74	\$373.96	\$618.70
282727934160004220	1.00	\$244.74	\$0.00	\$244.74
282727934160004230	1.00	\$244.74	\$373.96	\$618.70
282727934160004240	1.00	\$244.74	\$373.96	\$618.70
282727934160004250	1.00	\$244.74	\$373.96	\$618.70
282727934160004260	1.00	\$244.74	\$373.96	\$618.70
282727934160004270	1.00	\$244.74	\$373.96	\$618.70
282727934160004280	1.00	\$244.74	\$373.96	\$618.70
282727934160004400	1.00	\$244.74	\$373.96	\$618.70
282727934160004410		\$0.00	\$0.00	\$0.00
282727934160004420		\$0.00	\$0.00	\$0.00
282727934160004430		\$0.00	\$0.00	\$0.00
282727934160004440		\$0.00	\$0.00	\$0.00
282727934160004450		\$0.00	\$0.00	\$0.00
282727934160004460		\$0.00	\$0.00	\$0.00
282727934160004470		\$0.00	\$0.00	\$0.00
282727934160004480		\$0.00	\$0.00	\$0.00
282727934160004490		\$0.00	\$0.00	\$0.00
282735000000011010		\$0.00	\$0.00	\$0.00
282735000000011020		\$0.00	\$0.00	\$0.00
Total Gross Assessments	3896.69	\$953,675.91	\$1,376,976.82	\$2,330,652.73
Total Net Assessments		\$886,918.59	\$1,280,588.44	\$2,167,507.04

# SECTION IX

**RESOLUTION 2024-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
POINCIANA COMMUNITY DEVELOPMENT DISTRICT SETTING THE  
ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025; AND  
PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the district now desires to set an annual meeting schedule for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025 (“Fiscal Year 2024/2025”), which is attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE POINCIANA COMMUNITY DEVELOPMENT  
DISTRICT:**

**SECTION 1. ADOPTING FISCAL YEAR 2024/2025 MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved, and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2. EFFECTIVE DATE** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 17TH DAY OF JULY, 2024.**

**ATTEST:**

**POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Annual Meeting Schedule

## **EXHIBIT A**

### **BOARD OF SUPERVISORS MEETING AND WORKSHOP DATES POINCIANA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025**

The Board of Supervisors of the Poinciana West Community Development District (“District”) will hold their regular meetings for Fiscal Year 2024/2025 (beginning October 1, 2024, and ending September 30, 2025) at the Starlite Ballroom, 384 Village Dr., Poinciana, FL 34759 at **12:00 p.m. on the 3<sup>rd</sup> Wednesday of every other month**, unless otherwise indicated, for the purpose of considering any business that may come before the Board on the following dates:

**October 16, 2024**  
**November 20, 2024**  
**December 18, 2024**  
**January 15, 2025**  
**February 19, 2025**  
**March 19, 2025**  
**April 16, 2025**  
**May 21, 2025**  
**June 18, 2025**  
**July 16, 2025**  
**August 20, 2025**  
**September 17, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the District Office, Governmental Management Services – Central Florida, LLC, by mail at 219 East Livingston Street, Orlando, FL 32801, or by phone at (407) 841-5524, or by visiting the District’s website: <https://hollyhillroadeastdcdd.com/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Tricia L. Adams  
District Manager



# SECTION X



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** July 17, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# Poinciana Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes ☐ No ☐

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes ☐ No ☐

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐



**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair:\_\_\_\_\_

Date:\_\_\_\_\_

Print Name:\_\_\_\_\_

Poinciana Community Development District

District Manager:\_\_\_\_\_

Date:\_\_\_\_\_

Print Name:\_\_\_\_\_

Poinciana Community Development District

# SECTION XI

# SECTION A

# SECTION 1

**LICENSE AND MAINTENANCE AGREEMENT**  
**BETWEEN POINCIANA COMMUNITY DEVELOPMENT DISTRICT AND**  
**SOLIVITA COMMUNITY ASSOCIATION, INC.**

**THIS LICENSE AND MAINTENANCE AGREEMENT BETWEEN POINCIANA COMMUNITY DEVELOPMENT DISTRICT AND SOLIVITA COMMUNITY ASSOCIATION, INC.** (the “Agreement”) is made on this \_\_\_\_ day of \_\_\_\_\_, 2024 (the “Effective Date”), by and between the **POINCIANA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District” or “Licensor”), and **SOLIVITA COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is 270 W. Plant Street, Winter Garden, Florida 34787 (the “Licensee”).

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended; and

**WHEREAS**, the District is the owner of certain parcels of real property identified in **Exhibit “A”** attached hereto (together, the “License Area”);

**WHEREAS**, the License Area contains certain private improvements which were excluded from the District’s acceptance of the parcels License Area, as such improvements are listed on Exhibit A for each parcel in the License Area (the “Improvements”), and such Improvements require maintenance on a routine basis;

**WHEREAS**, the Licensee is a community association which owns and maintains common areas for the community referred to as Solivita, as further described in that certain Declaration of Covenants, Restrictions and Easements for Solivita, dated \_\_\_\_\_, \_\_\_\_\_, recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Polk County, Florida, as amended from time to time (the “Declaration”);

**WHEREAS**, the Licensee has been maintaining many of the Improvements for a number of years and the District desires to memorialize and provide legal access for the Licensee to maintain the Improvements that are within the District’s boundary; and

**WHEREAS**, the District and Licensee agree that it is in their mutual best interests to enter into this Agreement regarding the Licensee’s access to the License Area and the clear delineation of the maintenance of the Improvements within the License Area by the Licensee.

**NOW THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), each to the other paid, and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions



contained herein and in the exhibit attached hereto to be performed by each of the parties hereto, the parties hereby agree as follows:

1. Recitals. The recitals above are true and correct and are hereby incorporated by this reference.

2. Description and Use of License Area.

A. As used in this Agreement, the term “License Area” shall mean and refer to the parcels of land described in **Exhibit “A”** attached hereto. In the event of any alteration, modification and/or relocation of the License Area (or portions thereof), the District and the Licensee shall execute an amendment to this Agreement which sets forth any modifications, deletions or additions to the License Area.

B. Subject to the terms and conditions of this Agreement, the District hereby grants to the Licensee (and for the purposes of this Agreement, including its agents, assigns and contractors) the exclusive right and license to use the License Area during the Term (as defined herein) for the purpose of the Licensee maintaining the Improvements within the License Area.

3. Term of Use of the License Area. The Licensee shall be entitled to use of the License Area in accordance with the terms and conditions of this Agreement for a period of ten (10) years beginning on the Effective Date and shall be automatically renewed for additional ten (10) year periods, unless either party provides the other party at least one hundred eighty (180) days written notice of its intent not to renew.

4. Indemnification. Licensee agrees to defend, indemnify, and save harmless the District from and against any and all liability for death or injury to any persons, and from and against any and all liability for loss, damage or injury to any property, incurred or sustained by the District (its agents, assigns and contractors) arising from, growing out of, or resulting from the maintenance of the Improvements within the License Area or access to the License Area, or any other adjacent areas where Licensee equipment or personnel may be located, including costs, attorney's fees, and other expenses incurred by District in defending any such claim unless such loss, damage, or injury is due to the negligence of District, its employees, agents, or invitees.

5. Maintenance and Obligation.

A. The Licensee is obligated to maintain the Improvements to the same or better condition as the District’s other lands and improvements within the District’s boundary. The Improvements shall be maintained in good repair, neat, clean and free of hazards. Landscaping Improvements shall be maintained in accordance with the standard for the Licensee’s other landscaping throughout the community.

B. The Licensee will reimburse the District for any emergency repairs to the Improvements required to be performed by the District (in excess of \$250) to avoid an unsafe or otherwise hazardous condition that is not remedied by the Licensee within twenty-four (24) hours.

6. Insurance. Both the Licensee and the District shall maintain comprehensive general liability insurance, at each party's sole expense, in the type and amount of coverage as considered customary and reasonable within its industry. Licensee shall provide the District with proof of insurance prior to execution of this Agreement and upon request.

7. Waiver. Licensee waives and releases all claims against the District, its officers, directors, agents, employees, contractors and servants, and agrees that the District shall not be liable for injury to persons or damage to property sustained by Licensee or by an occupant of the License Area, resulting directly or indirectly from any existing or future condition, defect, matter, or thing on the License Area, or from any occurrence, act, negligence or omission of any of the District's officers, directors, agents, employees, contractors and servants or of any other person.

8. Governing Law and Construction of Agreement.

A. This Agreement and all matters related hereto shall be governed by and construed in conformity with the laws of the State of Florida.

B. If this Agreement contains any provisions construed to be unenforceable or unlawful by a court of competent jurisdiction, the same shall be deemed modified to conform to applicable law, or if this would cause an illogical or unreasonable result, such provision shall be stricken from this Agreement without affecting the binding force and effect of the Agreement or any of its other provisions.

C. Licensee shall at all times comply with all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the License Area and the landscaping within the License Area. The District makes no representation that applicable laws, ordinances, or regulations permit the maintenance of the landscaping.

9. Sovereign Immunity and Public Records.

A. Nothing contained herein, or in the Agreement, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

B. Licensee understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Licensee agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*.

10. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this

Agreement and may be facsimiles rather than originals, and shall be fully as effective as though all signatures were originals to the same copy.

11. Notice.

A. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Poinciana Community Development District  
c/o Governmental Management Services- Central Florida,  
LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: Tricia Adams, District Manager  
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, District Counsel  
Telephone: (407) 481-5800

If to Licensee: Solivita Community Association, Inc.  
270 W. Plant Street,  
Winter Garden, Florida 34787  
Attention: Rudy Bautista  
Email: [RBautista@evergreen-lm.com](mailto:RBautista@evergreen-lm.com)  
Telephone: (863) 701-2969

Copy to: Bush Ross, P.A.  
Post Office Box 3913  
Tampa, Florida 33601  
Attention: \_\_\_\_\_  
Telephone: (813) 224-9255

(A) 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. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

12. Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such

enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

13. Severability. If any provision of this Agreement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement are not affected or impaired.

14. Interpretation. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Polk County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN POLK COUNTY, FLORIDA.**

*[Signatures provided on following page.]*

**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT  
BETWEEN POINCIANA COMMUNITY DEVELOPMENT DISTRICT AND SOLIVITA  
COMMUNITY ASSOCIATION, INC.**

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

Witnesses:

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

District:

**POINCIANA COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district.

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF FLORIDA** )  
**COUNTY OF** \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as Chairman of the Board of Supervisors, of the **POINCIANA COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida. Said person is ☐ personally known to me, or ☐ has produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_



**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT  
BETWEEN POINCIANA COMMUNITY DEVELOPMENT DISTRICT AND SOLIVITA  
COMMUNITY ASSOCIATION, INC.**

Witnesses:

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Licensee:

**SOLIVITA COMMUNITY  
ASSOCIATION, INC.**, a Florida not for  
profit corporation.

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF FLORIDA** )  
**COUNTY OF** \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of the **SOLIVITA COMMUNITY ASSOCIATION, INC.**, on behalf of the corporation. Said person is ☐ personally known to me or ☐ has produced a Driver's License as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**EXHIBIT “A”**

**“License Area” and “Improvements”**

*[See attached.]*

DRAFT

**POINCIANA CDD INVENTORY OF IMPROVEMENTS, LOCATION OF  
IMPROVEMENTS, AND RESPONSIBLE ENTITY FOR IMPROVEMENTS**

1. Subdivision monument at the corner of Village Center Rd. and Via Como St., Utilities, Landscaping beds with trees and Retaining Wall within Tract P-6 (Phase 5C) (ID: 28-27-14-933556-001230).
2. Decorative fence on north side of pond within Tract P-13/P-15 (Phase 5-B) (ID: 28-27-15-933581-002520).
3. Decorative fence connecting to entrance gate within Tract P-11 (Phase 5A) (ID: 28-27-15-933579-001300).
4. Sidewalks, Cart Paths, Irrigation, and Landscaping within Tract C-3 (Phase 5E-W) (ID: 28-27-14-933553-000390).
5. Perimeter Walls, Gates, Frontage, Sidewalks and Bollard Lights within Tract C-2 (Phase III-A) (ID: 28-27-24-934011-005150).\*
6. Walkway/Sidewalks surrounding entire pond and additional sidewalk entrance into Glendora, Irrigation, Bed Spaces, Benches and Pet Waste Stations within Tract P-D9 (Phase II-C) (ID: 28-27-23-933962-006650) (a/k/a Glendora Park).\*
7. Retaining walls within Tract P-8 (Phase 5-C) (ID: 28-27-14-933556-001210).\*\*
8. Landscaping beds along Solivita Blvd. and east of pond within Tract P-1/A-1 (Phase 1D)(ID: 28-27-13-933512-000710).
9. Landscaping beds with trees along Solivita Blvd towards entrance going south within Tract B-1 (Phase 1E) (ID: 28-27-14-933542-000920).\*
10. Five portions of golf course green within Tract E-1 (Phase VIA) (ID: 28-27-13-933513-001340).\*
11. Bridge crossing pond and walkway leading to bridge within Tract E-18 (Phase VIA) (ID: 28-27-13-933513-001410).\*
12. Bridge crossing pond within Tract A-21 (Phase 1D) (ID: 28-27-13-933512-000740).\*
13. Two portions of walkway from amenity center to sidewalk on Solivita Blvd. within Tract A-3/A-4 (Phase 1) (ID: 28-27-14-933541-004300).\*

14. Portion of sidewalk on the west of pond next to Solivita Blvd. within Tract A-5 (Phase 1) (ID: 28-27-14-933541-004310).\*
15. Portion of golf walkway east of pond within Tract A-6 (Phase 1) (ID: 28-27-14-933541-004320).\*
16. Three landscaping beds with trees within Tract B-15 (Phase 1) (ID: 28-27-14-933541-004340).\*
17. Portion of sidewalk on south of pond and Landscaping beds at southwest corner of pond within Tract B-11 (Phase 1) (ID: 28-27-14-933541-004330).\*
18. Portion of sidewalk leading to amenity pool within Tract B-16 (Phase 1) (ID: 28-27-14-933541-004420).\*
19. Golf gazebo and portion of golf walkway within Tract C-18 (Phase 1) (ID: 28-27-14-933541-004410).\*
20. Portion of walkway within Tract C-14 (Phase 1) (ID: 28-27-14-933541-004390).\*
21. Portion of walkway and Bench within Tract C-13 (Phase IIA) (ID: 28-27-23-933960-000830).\*
22. Two landscaping beds by Glendora Rd. North within Tract D-10 (Phase IVB) (ID: 28-27-22-933910-001830).\*

\* Tract was not part of the Taylor Morrison conveyance.

\*\* Tract has not yet been accepted by the District.

Items 1-22 above are considered private improvements, which benefit private lots within the District, and as such, may not be owned or maintained by the District. A private entity must be responsible for these excluded improvements.

# SECTION C



# SECTION 1

Poinciana Community Development District  
Action Items July 2024

Meeting Assigned	Action Item	Assigned To:	Status	Comments
Ongoing	Parcel Conveyance from TM to CDD	Staff	In Process	Application and fee received 01.11.2022. Ponds on application completed except P8. P8 being monitored by District staff.
Ongoing	Monitor Central Florida Expressway - Poinciana Parkway Project: Parkway Connector	Former Chairman Lita Epstein	In Process	CFXWay.com Project #599-233.
Ongoing	Monitor Polk County Road Construction for Impact to PCDD Tunnels	District Engineer	In Process	DE met with Polk County 03.19.2024 regarding scope and status of Marigold road improvements. Closer to the project date (2025 or thereafter), an Access Agreement will be considered by the BOS.
Ongoing	Review of Wetlands Owned by Developer and HOA	District Engineer	In Process	DE to review and make recommendation regarding ultimate owner, permit holder and maintenance entity for Solivita wetlands.
Ongoing	Review of HOA Improvements Installed on CDD Parcels	Field Staff	In Process	Information to be reviewed by District Counsel and presented to Board for review.
03.20.2024	Determine if Golf Course Fertilization is Contributing to Pond Algae	Field Staff	In Process	Supervisor Nelson provided golf management contact details to field staff for follow up.
01.17.2024	RFP Project Manual for Landscape Services	Field Manager	In Process	Proposals to be reviewed by BOS 07.17.2024.
04.17.2024	Impact of Cypress Gardens Parkway to PCDD Stormwater System	District Engineer	In Process	Drainage to Pond A1.

## SECTION 2

# Poinciana Community Development District

## Summary of Check Register

June 1, 2024 to June 30, 2024

Fund	Date	Check No.'s	Amount
General Fund	6/6/24	187	\$ 16,081.20
	6/20/24	188-193	\$ 37,991.98
	6/27/24	194	\$ 4,000.00
			\$ 58,073.18
	6/20/24	16-17	\$ 137,898.38
			\$ 137,898.38
			\$ 195,971.56

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 7/10/24		PAGE 1	
*** CHECK DATES 06/01/2024 - 06/30/2024 ***		POINCIANA - GENERAL FUND													
		BANK C GENERAL FUND													
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME			STATUS	AMOUNT	....CHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS				AMOUNT	#		
6/06/24	00004	6/01/24	10404	202406	320-53800-46200					*	16,081.20				
		LANDSCAPE MAINT JUNE 24													
				FLORALAWN 2, LLC								16,081.20	000187		
6/20/24	00011	6/17/24	00103323	202406	320-53800-47100					*	14,273.44				
		MOSQUITO MAINT JUNE 24													
				CLARKE ENVIRONMENTAL MOSQUITO								14,273.44	000188		
6/20/24	00056	5/31/24	00064609	202405	310-51300-48000					*	231.92				
		NOT BOS MEETING 5/24/24													
				GANNETT FLORIDA LOCALIQ								231.92	000189		
6/20/24	00001	6/01/24	264	202406	310-51300-34000					*	3,605.00				
		MANAGEMENT FEES JUNE 24													
		6/01/24	264	202406	310-51300-35200					*	68.75				
		WEBSITE ADMIN JUNE 24													
		6/01/24	264	202406	310-51300-35100					*	103.17				
		INFORMATIN TECH JUNE 24													
		6/01/24	264	202406	310-51300-51000					*	.30				
		OFFICE SUPPLIES JUNE 24													
		6/01/24	264	202406	310-51300-42000					*	64.18				
		POSTAGE JUNE 24													
		6/01/24	264	202406	310-51300-42500					*	1.80				
		COPIES JUNE 24													
		6/01/24	265	202406	320-53800-12000					*	884.08				
		FIELD MANAGEMENT JUNE 24													
		6/01/24	265	202406	320-53800-49000					*	8.87				
		BOARD MEETING SUPPLIES													
				GOVERNMENTAL MANAGEMENT SERVICES								4,736.15	000190		
6/20/24	00017	5/31/24	2203829	202405	310-51300-31100					*	3,802.47				
		ENGINEER SVCS MAY 24													
				GAI CONSULTANTS, INC								3,802.47	000191		
6/20/24	00057	6/18/24	2254	202406	320-53800-49000					*	2,200.00				
		CARTPATH REPAIR BV TUNNEL													
				POWELL CONCRETE								2,200.00	000192		
6/20/24	00044	6/02/24	PSI07974	202406	320-53800-47000					*	12,748.00				
		AQUATIC MAINT JUNE 24													
				SOLITUDE LAKE MANAGEMENT								12,748.00	000193		
6/27/24	00045	4/10/24	41786	202404	310-51300-32300					*	4,000.00				
		ANNUAL TRUSTEE FEE FY24													
				HANCOCK WHITNEY BANK								4,000.00	000194		
				</											

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	.....CHECK.....
DATE		DATE INVOICE	YRMO DPT ACCT# SUB	SUBCLASS						AMOUNT #

POIN POIN CDD

KCOSTA



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/20/24	00013	6/20/24 06202024	202406 300-20700-10000	ASSESSMENT TSFR DS	*	37,898.38	
POINCIANA CDD							37,898.38 000016
6/20/24	00013	6/20/24 06202024	202406 300-10100-10200	TSFR FROM HANCOCK TO CDD	*	100,000.00	
POINCIANA CDD							100,000.00 000017
TOTAL FOR BANK D						137,898.38	
TOTAL FOR REGISTER						195,971.56	

## SECTION 3



**GMS**

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**Poinciana**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash</u>				
Operating - Hancock Whitney	\$ 303,200	\$ -	\$ -	\$ 303,200
Operating - Truist	\$ 7,264	\$ -	\$ -	\$ 7,264
Money Market - Bank United	\$ 561,919	\$ -	\$ 154,463	\$ 716,382
<u>Investments</u>				
<u>Series 2022</u>				
Reserve	\$ -	\$ 135,263	\$ -	\$ 135,263
Revenue	\$ -	\$ 437,490	\$ -	\$ 437,490
Interest	\$ -	\$ 15	\$ -	\$ 15
Principal	\$ -	\$ 148	\$ -	\$ 148
Prepayment	\$ -	\$ 11	\$ -	\$ 11
Due from General Fund	\$ -	\$ 37,898	\$ -	\$ 37,898
Due from Other	\$ 50,264	\$ -	\$ -	\$ 50,264
<b>Total Assets</b>	<b>\$ 922,647</b>	<b>\$ 610,825</b>	<b>\$ 154,463</b>	<b>\$ 1,687,936</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 4,034	\$ -	\$ -	\$ 4,034
Due to Debt Service	\$ 37,898	\$ -	\$ -	\$ 37,898
<b>Total Liabilities</b>	<b>\$ 41,933</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,933</b>
<b>Fund Balance:</b>				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 154,463	\$ 154,463
Restricted for:				
Debt Service	\$ -	\$ 610,825	\$ -	\$ 610,825
Unassigned	\$ 880,714	\$ -	\$ -	\$ 880,714
<b>Total Fund Balances</b>	<b>\$ 880,714</b>	<b>\$ 610,825</b>	<b>\$ 154,463</b>	<b>\$ 1,646,003</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 922,647</b>	<b>\$ 610,825</b>	<b>\$ 154,463</b>	<b>\$ 1,687,936</b>

**Poinciana**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 667,127	\$ 667,127	\$ 676,098	\$ 8,971
Interest	\$ 500	\$ 500	\$ 7,847	\$ 7,347
Miscellaneous Revenue	\$ -	\$ -	\$ 26,243	\$ 26,243
<b>Total Revenues</b>	<b>\$ 667,627</b>	<b>\$ 667,627</b>	<b>\$ 710,188</b>	<b>\$ 42,561</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisors Fees	\$ 12,000	\$ 8,000	\$ 5,200	\$ 2,800
FICA Expense	\$ 918	\$ 612	\$ 398	\$ 214
Engineering	\$ 20,000	\$ 13,333	\$ 13,208	\$ 125
Attorney	\$ 30,000	\$ 20,000	\$ 21,786	\$ (1,786)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 3,600	\$ 3,600	\$ 3,600	\$ -
Trustee Fees	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 43,260	\$ 28,840	\$ 28,840	\$ -
Information Technology	\$ 1,238	\$ 825	\$ 825	\$ -
Website Maintenance	\$ 825	\$ 550	\$ 550	\$ -
Telephone	\$ 100	\$ 67	\$ -	\$ 67
Postage	\$ 2,600	\$ 1,733	\$ 599	\$ 1,134
Printing & Binding	\$ 1,000	\$ 667	\$ 75	\$ 591
Insurance	\$ 7,711	\$ 7,711	\$ 7,255	\$ 456
Legal Advertising	\$ 5,500	\$ 3,667	\$ 1,144	\$ 2,523
Other Current Charges	\$ 2,400	\$ 1,600	\$ 594	\$ 1,006
Office Supplies	\$ 400	\$ 267	\$ 2	\$ 265
Property Appraiser	\$ 7,000	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 148,177</b>	<b>\$ 96,646</b>	<b>\$ 89,252</b>	<b>\$ 7,395</b>



**Poinciana**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b><u>Operations &amp; Maintenance</u></b>				
Field Services	\$ 10,609	\$ 7,073	\$ 7,073	\$ -
Property Insurance	\$ 13,116	\$ 13,116	\$ 12,504	\$ 612
Electric	\$ 2,544	\$ 1,696	\$ 842	\$ 854
Landscape Maintenance	\$ 203,955	\$ 135,970	\$ 121,516	\$ 14,454
Aquatic Control Maintenance	\$ 147,569	\$ 98,379	\$ 98,291	\$ 89
Aquatic Midge Management	\$ 215,454	\$ 143,636	\$ 113,134	\$ 30,502
R&M - Mulch	\$ 3,500	\$ 2,333	\$ -	\$ 2,333
R&M - Plant Replacement	\$ 3,500	\$ 2,333	\$ -	\$ 2,333
R&M - Aerators	\$ -	\$ -	\$ -	\$ -
Storm Structure Repairs	\$ 50,000	\$ 33,333	\$ 606	\$ 32,727
Contingency	\$ 12,000	\$ 8,000	\$ 9,505	\$ (1,505)
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 662,247</b>	<b>\$ 445,870</b>	<b>\$ 363,471</b>	<b>\$ 82,399</b>
<b><u>Other Expenditures</u></b>				
Transfer Out - Capital Reserve	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
<b>Total Other Expenditures</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 860,424</b>	<b>\$ 592,516</b>	<b>\$ 502,723</b>	<b>\$ 89,794</b>
<b>Net Change in Fund Balance</b>	<b>\$ (192,797)</b>		<b>\$ 207,466</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 192,797</b>		<b>\$ 673,248</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 880,714</b>	

# Poinciana

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,280,936	\$ 1,280,936	\$ 1,287,555	\$ 6,619
Assessments - Prepayments	\$ -	\$ -	\$ 5,050	\$ 5,050
Interest	\$ -	\$ -	\$ 34,297	\$ 34,297
<b>Total Revenues</b>	<b>\$ 1,280,936</b>	<b>\$ 1,280,936</b>	<b>\$ 1,326,902</b>	<b>\$ 45,966</b>
<b>Expenditures:</b>				
Property Appraiser	\$ 13,774	\$ -	\$ -	\$ -
Other Debt Service Costs	\$ -	\$ -	\$ 0	\$ (0)
<b>Series 2022</b>				
Interest - 11/1	\$ 107,641	\$ 107,641	\$ 107,581	\$ 60
Special Call - 11/1	\$ -	\$ -	\$ 8,000	\$ (8,000)
Principal - 5/1	\$ 1,077,000	\$ 1,077,000	\$ 1,077,000	\$ -
Interest - 5/1	\$ 107,641	\$ 107,641	\$ 107,520	\$ 121
<b>Total Expenditures</b>	<b>\$ 1,306,056</b>	<b>\$ 1,292,282</b>	<b>\$ 1,300,100</b>	<b>\$ (7,818)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (25,120)</b>		<b>\$ 26,802</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (25,120)</b>		<b>\$ 26,802</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 423,822</b>		<b>\$ 584,023</b>	
<b>Fund Balance - Ending</b>	<b>\$ 398,702</b>		<b>\$ 610,825</b>	

**Poinciana**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b><u>Revenues:</u></b>				
Interest	\$ -	\$ -	\$ 4,023	\$ 4,023
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,023</b>	<b>\$ 4,023</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 4,023</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>		<b>\$ 54,023</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 100,000</b>		<b>\$ 100,440</b>	
<b>Fund Balance - Ending</b>	<b>\$ 150,000</b>		<b>\$ 154,463</b>	

**Poinciana**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Assessments - Tax Roll	\$ -	\$ 140,498	\$ 461,621	\$ 23,308	\$ 23,375	\$ 7,508	\$ 16,473	\$ 3,315	\$ -	\$ -	\$ -	\$ -	676,098
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest	\$ 231	\$ 225	\$ 233	\$ 233	\$ 219	\$ 2,023	\$ 2,298	\$ 2,385	\$ -	\$ -	\$ -	\$ -	7,847
Miscellaneous Revenue	\$ 26,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,243
<b>Total Revenues</b>	<b>\$ 26,474</b>	<b>\$ 140,723</b>	<b>\$ 461,854</b>	<b>\$ 23,542</b>	<b>\$ 23,594</b>	<b>\$ 9,530</b>	<b>\$ 18,772</b>	<b>\$ 5,700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>710,188</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisors Fees	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 1,400	\$ -	\$ -	\$ -	\$ -	5,200
FICA Expense	\$ 77	\$ -	\$ -	\$ 77	\$ 77	\$ 61	\$ -	\$ 107	\$ -	\$ -	\$ -	\$ -	398
Engineering	\$ 1,289	\$ 301	\$ 600	\$ 1,200	\$ 988	\$ 3,167	\$ 1,860	\$ 3,802	\$ -	\$ -	\$ -	\$ -	13,208
Attorney	\$ 4,560	\$ 1,153	\$ 270	\$ 3,195	\$ 2,966	\$ 4,692	\$ 4,951	\$ -	\$ -	\$ -	\$ -	\$ -	21,786
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,600
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Management Fees	\$ 3,605	\$ 3,605	\$ 3,605	\$ 3,605	\$ 3,605	\$ 3,605	\$ 3,605	\$ 3,605	\$ -	\$ -	\$ -	\$ -	28,840
Information Technology	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	825
Website Maintenance	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ -	\$ -	\$ -	\$ -	550
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 69	\$ 6	\$ 347	\$ 2	\$ 77	\$ 10	\$ 25	\$ 63	\$ -	\$ -	\$ -	\$ -	599
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	75
Insurance	\$ 7,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,255
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 302	\$ -	\$ 610	\$ 232	\$ -	\$ -	\$ -	\$ -	1,144
Other Current Charges	\$ 62	\$ 53	\$ 53	\$ 54	\$ 55	\$ 106	\$ 56	\$ 155	\$ -	\$ -	\$ -	\$ -	594
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	2
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative:</b>	<b>\$ 23,263</b>	<b>\$ 5,291</b>	<b>\$ 5,047</b>	<b>\$ 9,304</b>	<b>\$ 9,241</b>	<b>\$ 16,288</b>	<b>\$ 11,280</b>	<b>\$ 9,537</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>89,252</b>

**Poinciana**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operation and Maintenance</u></b>													
Field Services	\$ 884	\$ 884	\$ 884	\$ 884	\$ 884	\$ 884	\$ 884	\$ 884	\$ -	\$ -	\$ -	\$ -	7,073
Property Insurance	\$ 12,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,504
Electric	\$ 189	\$ 95	\$ 98	\$ -	\$ 189	\$ 93	\$ 90	\$ 89	\$ -	\$ -	\$ -	\$ -	842
Landscape Maintenance	\$ 12,514	\$ 12,514	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	\$ 16,081	\$ -	\$ -	\$ -	\$ -	121,516
Aquatic Control Maintenance	\$ 9,055	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ 12,748	\$ -	\$ -	\$ -	\$ -	98,291
Aquatic Midge Management	\$ 13,220	\$ 13,220	\$ 15,327	\$ 14,273	\$ 14,273	\$ 14,273	\$ 14,273	\$ 14,273	\$ -	\$ -	\$ -	\$ -	113,134
R&M - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
R&M - Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
R&M - Aerators	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Storm Structure Repairs	\$ -	\$ -	\$ -	\$ 606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	606
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,655	\$ -	\$ 2,850	\$ -	\$ -	\$ -	\$ -	9,505
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 48,366</b>	<b>\$ 39,462</b>	<b>\$ 45,138</b>	<b>\$ 44,593</b>	<b>\$ 44,176</b>	<b>\$ 50,735</b>	<b>\$ 44,076</b>	<b>\$ 46,926</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>363,471</b>
<b><u>Other Expenditures</u></b>													
Transfer Out- Capital Reserve	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000
<b>Total Other Expenditures</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>50,000</b>
<b>Total Expenditures</b>	<b>\$ 121,629</b>	<b>\$ 44,753</b>	<b>\$ 50,185</b>	<b>\$ 53,897</b>	<b>\$ 53,417</b>	<b>\$ 67,023</b>	<b>\$ 55,357</b>	<b>\$ 56,463</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>502,723</b>
<b>Net Change in Fund Balance</b>	<b>\$ (95,155)</b>	<b>\$ 95,970</b>	<b>\$ 411,669</b>	<b>\$ (30,355)</b>	<b>\$ (29,823)</b>	<b>\$ (57,493)</b>	<b>\$ (36,585)</b>	<b>\$ (50,763)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>207,466</b>

**Poinciana**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

**MAINTENANCE ASSESSMENTS**

Gross Assessments    \$    717,119.22  
Certified Net Assessments    \$    666,920.87

100%

<i>Date</i>	<i>Distribution</i>	<i>Gross Assessments Received</i>	<i>Discounts/Penalties</i>	<i>Commissions Paid</i>	<i>Interest Income</i>	<i>Net Assessments Received</i>	<i>General Fund</i>
11/10/23	10/13/23 - 10/14/23	\$ 10,366.07	\$ (530.85)	\$ (196.70)	\$ -	\$ 9,638.52	\$ 9,638.52
11/14/23	10/01/23-10/31/23	\$ 15,735.52	\$ (627.03)	\$ (302.17)	\$ -	\$ 14,806.32	\$ 14,806.32
11/17/23	11/01/2023-11/05/23	\$ 22,820.96	\$ (912.64)	\$ (438.17)	\$ -	\$ 21,470.15	\$ 21,470.15
11/24/23	11/06/23-11/12/23	\$ 100,533.31	\$ (4,019.98)	\$ (1,930.26)	\$ -	\$ 94,583.07	\$ 94,583.07
12/8/23	11/13/23-11/22/23	\$ 126,809.18	\$ (5,071.30)	\$ (2,434.76)	\$ -	\$ 119,303.12	\$ 119,303.12
12/21/23	11/23/23-11/30/23	\$ 314,019.63	\$ (12,734.26)	\$ (6,025.70)	\$ -	\$ 295,259.67	\$ 295,259.67
12/29/23	12/01/23-12/15/23	\$ 49,856.91	\$ (1,838.60)	\$ (960.37)	\$ -	\$ 47,057.94	\$ 47,057.94
1/10/24	12/16/23-12/31/23	\$ 19,503.58	\$ (576.37)	\$ (378.55)	\$ -	\$ 18,548.66	\$ 18,548.66
1/16/24	10/01/23-12/31/23	\$ -	\$ -	\$ -	\$ 4,759.53	\$ 4,759.53	\$ 4,759.53
2/9/24	01/01/24-01/31/24	\$ 24,449.62	\$ (597.67)	\$ (477.04)	\$ -	\$ 23,374.91	\$ 23,374.91
3/13/24	02/01/24-02/29/24	\$ 7,914.74	\$ (253.96)	\$ (153.22)	\$ -	\$ 7,507.56	\$ 7,507.56
4/10/24	03/01/24-03/31/24	\$ 16,993.72	\$ (184.04)	\$ (336.19)	\$ -	\$ 16,473.49	\$ 16,473.49
5/20/24	01/01/24-03/31/24	\$ -	\$ -	\$ -	\$ 322.59	\$ 322.59	\$ 322.59
5/31/24	4/1/2024-04/30/24	\$ 3,053.71	\$ -	\$ (61.07)	\$ -	\$ 2,992.64	\$ 2,992.64
<b>Total Collected</b>		<b>\$ 709,003.24</b>	<b>\$ (27,346.70)</b>	<b>\$ (13,633.13)</b>	<b>\$ -</b>	<b>\$ 676,098.17</b>	<b>\$ 676,098.17</b>
<b>Percentage Collected</b>							<b>101%</b>

**DEBT SERVICE ASSESSMENTS**

Gross Assessments    \$ 1,376,976.82  
Certified Net Assessments    \$ 1,280,588.44

100%

<i>Date</i>	<i>Distribution</i>	<i>Gross Assessments Received</i>	<i>Discounts/Penalties</i>	<i>Commissions Paid</i>	<i>Interest Income</i>	<i>Net Assessments Received</i>	<i>Debt Service Fund</i>
11/10/23	10/13/23 - 10/14/23	\$ 20,624.81	\$ (1,059.98)	\$ (391.30)	\$ -	\$ 19,173.53	\$ 19,173.53
11/14/23	10/01/23-10/31/23	\$ 27,486.27	\$ (1,094.99)	\$ (527.83)	\$ -	\$ 25,863.45	\$ 25,863.45
11/17/23	11/01/2023-11/05/23	\$ 40,013.72	\$ (1,600.73)	\$ (768.26)	\$ -	\$ 37,644.73	\$ 37,644.73
11/24/23	11/06/23-11/12/23	\$ 187,076.44	\$ (7,483.09)	\$ (3,591.87)	\$ -	\$ 176,001.48	\$ 176,001.48
12/8/23	11/13/23-11/22/23	\$ 240,486.20	\$ (9,620.60)	\$ (4,617.31)	\$ -	\$ 226,248.29	\$ 226,248.29
12/21/23	11/23/23-11/30/23	\$ 611,894.86	\$ (24,836.58)	\$ (11,741.17)	\$ -	\$ 575,317.11	\$ 575,317.11
12/29/23	12/01/23-12/15/23	\$ 98,603.76	\$ (3,636.69)	\$ (1,899.34)	\$ -	\$ 93,067.73	\$ 93,067.73
1/10/24	12/16/23-12/31/23	\$ 35,398.91	\$ (1,047.20)	\$ (687.03)	\$ -	\$ 33,664.68	\$ 33,664.68
2/9/24	01/01/24-01/31/24	\$ 49,706.77	\$ (1,215.20)	\$ (969.83)	\$ -	\$ 47,521.74	\$ 47,521.74
3/13/24	02/01/24-02/29/24	\$ 15,978.75	\$ (516.09)	\$ (309.25)	\$ -	\$ 15,153.41	\$ 15,153.41
4/10/24	03/01/24-03/31/24	\$ 32,840.78	\$ (373.96)	\$ (649.34)	\$ -	\$ 31,817.48	\$ 31,817.48
5/31/24	4/1/2024-04/30/24	\$ 6,205.00	\$ -	\$ (124.10)	\$ -	\$ 6,080.90	\$ 6,080.90
<b>Total Collected</b>		<b>\$ 1,360,111.27</b>	<b>\$ (50,379.86)</b>	<b>\$ (26,152.53)</b>	<b>\$ -</b>	<b>\$ 1,287,554.53</b>	<b>\$ 1,287,554.53</b>
<b>Percentage Collected</b>							<b>101%</b>



# SECTION D

# SECTION 1

# Poinciana Community Development District



July 17, 2024

Joel Blanco - Field Services Manager

GMS



# Completed

## Concrete Slab Repair – Bella Viana Tunnel

- + Field Services scheduled concrete slab repair at cart path leading to Bella Viana with vendor.
- + Vendor confirmed that rebar will be placed inside along existing slab to stabilize area during high usage.
- + GMS posted filers around the area with mass emails sent to the residents relaying closure dates.
- + GMS Staff and District Engineer conducted a post repair review with the slab confirmed as sound.





# Completed

## Removal of Dead Trees at A5 and B15

- + Dead Maple Tree and Pine Trees were identified at both A5 and B15.
- + Board approved removal at the last meeting.
- + Vendor scheduled and completed removal of 4 trees (1 Maple at A5 and 1 Pine and 2 Maple at B15.)
- + Post review was conducted with trees confirmed as flushed cut and leveled with the ground without requiring a stump grind.





# Landscape Maintenance Review



- ✚ GMS staff continues to review CDD owned landscaping.
- ✚ Reviewed landscaping remains with clean and tidy easements at the end of resident property line with pond banks at appropriate height levels.
- ✚ Field Services has continued to monitor the easement by the retention wall at PC2. High vegetation remained intertwined with the aquatic plantings and edge grasses. Floralawn was advised to cut further in to remove vegetation and give cleaner view of the pond.
- ✚ P6, had a similar experience to a lesser extent but with high, treated edge grasses. Floralawn was advised to cut a bit in clean out higher edge grasses and give cleaner appearance to the pond.



# Site Items

## Aquatic Maintenance Review



- ✚ GMS staff continues to review ponds throughout the district.
- ✚ District ponds have experienced higher water levels due to summer rain with less reported algae blooms except for P6, PC2, and P16 (see below for further details on each pond.)
- ✚ Along with the algae bloom treatments throughout the district, vendor is spraying back several edge grasses at most ponds and island clusters at ponds when visible.
- ✚ Vendor continues to treat island clusters, overextended edge grasses, lily pads, and minor duckweed at the north point of the pond.
- ✚ PC2 and P16 continues to experienced waves of excessive algae bloom growth (treated algae with the beginnings of fresh algae bloom. Vendor continues to treat with a high rate to be used.



# Site Items

## Review of E3



- + GMS Staff continues to review E3 each site visit.
- + Hydrilla at the east end of the pond towards the golf course is treated and decreasing.
- + Algae blooms and overextended edge grasses have been scheduled and treated.
- + Erosion DredgeSOX Restoration presentation will be presented at the conclusion of the Field Manager's report.
- + Attached is also a proposal for aquatic plantings to be planted throughout the resident's side of E3 as a means to support the banks, for consideration.

# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at [jblanco@gmscf.com](mailto:jblanco@gmscf.com). Thank you.

Respectfully,  
Joel Blanco

## SECTION 2

Pond #	Date Serviced	Algae	Grasses	Submersed Weeds	No Treatment Needed	Comments
OD-01	6-20		x			
OD-02	6-20		x			
OD-03	6-20				inspected	
OD-04	6-20				inspected	
OD-05	6-20				inspected	
OD-06	6-20				inspected	
OD-07	6-20				inspected	
OD-08	6-20				inspected	
OD-09	6-20				inspected	
OD-10	6-20				inspected	
OD-11	6-20				inspected	
OC-01	6-13		x			
OC-02	6-13		x			
OC-03	6-13		x			
OC-06A		6-6	x			
OC-06B		6-6	x			
OC-08		6-6	x			
OC-09		6-6	x			
OC-10		6-6	x			
OC-11		6-6	x			
OC-12	6-25			x		
OC-13	6-18		x			
OC-14	6-18		x			
OC-15		6-6	x			
OC-16		6-6	x			
OC-17		6-6	x			
OC-18	6-20					inspected
OC-19		6-6	x			
OC-20	6-25					inspected
OB-01	6-21					inspected
OB-05	6-18					inspected
OB-06	6-18					inspected
OB-11	6-13		x			
OB-15	6-13					inspected
OB-16	6-13		x			
OF-07		6-4				inspected
OA-01	6-20		x			
OA-02	6-20		x			
OA-03		6-5	x			
OA-04		6-5	x			
OA-05		6-5	x			
OA-06		6-5	x			
OA-07		6-5	x			

Pond #	Date Serviced	Algae	Grasses	Submersed Wee	No Treatment Ne	Comments
OA-08	6-5		x			
OA-09	6-5					inspected
OA-10A	6-5					inspected
OA-10B	6-5					inspected
OA-11	6-5					inspected
OA-12	6-5					inspected
OA-13	6-5					inspected
OA-20	6-21					inspected
OA-21	6-21					inspected
OA-22	6-21					inspected
OO-POLK	6-5					inspected
OE-01	6-21		x	x		
OE-02	6-21		x	x		
OE-03	6-24					inspected
OE-05	6-24		x			
OE-06	6-21		x			
OE-08	6-24		x			
OE-11	6-24		x			
OE-15	6-24		x			
OE-18	6-24		x			
OE-19	6-24		x			
OE-21	6-24		x			
OE-31	6-24					inspected
P-1	6-26		x			
P-2	6-26		x			
P-3	6-26		x			
P-4	6-4		x			
P-5	6-4		x			
P-6	6-4		x			
P-8	6-4		x			
P-9	6-4		x			
P-10	6-4		x			
P-11	6-4		x			
P-13	6-4		x			
P-14	6-4		x			
P-15	6-4		x			
5A-P-16	6-4					inspected
5C-P-16	6-4					inspected
OS-3	6-4					inspected
5E-W-C-3	6-4					inspected
P-1F	6-4					inspected
Canal 1	6-4					inspected



## SECTION 3



## All Services By Customer Summary

Poinciana Community Development Dist (S07800)

Filter Date between 06/01/2024 and 07/05/2024

Customer	Work Type	Service Item	Start Date	End Date	Used Quantity	Unit Of Measure
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1768 - Nat G30 12 lbs per acre	07/05/2024	07/05/2024	12.43	acr
S07800 - Poinciana Community Development Dist	Municipal Back Pack	KIS1818 - Strike Pellets 10lbs/acre	07/05/2024	07/05/2024	9.69	acr
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	06/03/2024	06/03/2024	10.20	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	06/06/2024	06/06/2024	9.10	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	06/10/2024	06/10/2024	10.20	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	06/18/2024	06/18/2024	8.30	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	06/20/2024	06/20/2024	8.80	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	06/25/2024	06/25/2024	8.60	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	06/27/2024	06/27/2024	9.40	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2715 - Biomist 4+4 ATV/ULV	07/03/2024	07/03/2024	9.08	mi
S07800 - Poinciana Community Development Dist	Night Truck	KIS2827 - Biomist 4+4 Truck ULV	07/05/2024	07/05/2024	8.30	mi
					81.98	

## SECTION 4

Date	Resident	Address	Contact Given	Pond	Complaint	Assigned To	Resolution	Date Resolved
6/13/2024	Irene Kellenberger	773 Grand Canal Dr.		P-A1213	Dollar weed in the pond behind home	Joel	Treatment was scheduled with aquatics vendor.	06/14/2024
6/14/2024	Scott Hersh	157 Sorrento Rd.		E2	Weeds/ flora growth in pond	Joel	Treatment was scheduled with aquatics vendor.	06/17/2024
6/14/2024	Lori Matthews	145 Grand Canal Dr.		PA911	Requesting trimming of edge grasses/plants	Joel	Area was reviewed; monitoring edge grasses prior to landscaping vendor trimming.	06/19/2024
6/18/2024	Scott Hersh	157 Sorrento Rd.		E2	Requesting information on treatment	Joel	Treatment was explained.	06/18/2024
6/18/2024	Thelia Mead	3654 Via Rizzoli Court		PC1	Overgrown edges, trash in grass around pond, vegetation growing in pond	Joel	Pond treated for algae, invasive grasses sprayed, maintenance staff scheduled for trash removal.	06/18/2024
6/18/2024	Joy Burd	116 Vizcaya Court		G3	Pond filling with plants	Joel	Scheduled review of pond.	6/19/2024
6/21/2024	Sharon Morin	377 Acadia Dr.		PC12	Questions about pond	Joel	New algae bloom present, vendor scheduled treatment; hydrilla treatment ongoing	Ongoing
6/21/2024	Marjorie Morand	417 Grand Canal Dr.			Questions about irrigation system	Joel	Left voicemail explaining that irrigation falls on the HOA.	06/21/2024
6/21/2024	Angel & Ida Treto	141 Grand Canal Dr.		PA911	Questions about overgrown pond plants	Joel	Notified resident that these plants must grow to prevent erosion and support natural ecosystem	06/21/2024
6/25/2024	Scott Hersh	157 Sorrento Rd.		E2	Algae persisting, growing	Joel	Correct pond was scheduled for treatment after review.	06/26/2024
6/26/2024	Rose Kerr	389 Sorrento Rd.		E3	Grass around pond edges growing in size, not decreasing	Joel	Treatment and secondary treatment scheduled with aquatics vendor.	06/26/2024
6/27/2024	Antoinette Gough	2537 Palm Tree Dr.			Pine trees behind home shedding, overgrown and clogging resident's drains	Joel	Explained that tree trimming is not part of landscaping vendor scope of work but resident can trim can limbs encroaching property line.	07/01/2024
7/1/2024	Carol			Venezia Canal	Loose trash in canal	Joel	To be cleaned	07/01/2024
7/8/2024	Mike Manion	914 Umbria Drive		P6	algae, overgrown edge grasses	Joel	Left voicemail, explaining ongoing treatment of overgrown edge grasses.	07/08/2024
7/8/2024	Andrew Regalmuto	513 Montage Ln		PC19	Requesting pond cleanup; Bugs, mosquitoes in water	Joel	Treatment scheduled with aquatics vendor.	07/10/2024
7/9/2024	Alyce Paycher	633 Davinci Pass		Tract CA	Trash in sewers near home	Joel	Scheduled for review.	Pending