



The Oaks at Shady Creek Community Development District

June 19, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 296 057 796 239 95 **Passcode:** nP2Vc2Hd

Call In Number: 1-646-838-1601 **Conference ID:** 552 044 873#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

The Oaks at Shady Creek Community Development District

Board of Supervisors

Robin Lush, Chairperson
Michelle LeBeau-Elrod, Vice Chairperson
John Bentley, Assistant Secretary
Amy Brown, Assistant Secretary
Vivian Rothstein, Assistant Secretary

District Staff

Alba Sanchez, District Manager
Whitney Sousa, District Counsel
Charles Reed, District Engineer
Sonia Rowley, District Accountant
Kareen Baker, District Admin
Christy Fowler, Field Inspection Coordinator

Regular Meeting Agenda

Friday, June 19, 2026, at 10:00 a.m.

The Regular Meeting of **The Oaks at Shady Creek Community Development District** will be held on **Friday, June 19, 2026, at 10:00 a.m. at the Purple Mountain Clubhouse, 10779 Purple Martin Boulevard, Riverview, Florida 33578**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 296 057 796 239 95 **Passcode:** nP2Vc2Hd

Dial-In by Phone: 1-646-838-1601 **Phone Conference ID:** 552044873#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. AUDIENCE COMMENTS**

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer
- D. Field Inspection June 2026 Report

5. BUSINESS ITEMS

- A. Consideration of Proposals for Landscape Maintenance Services
 - i. BrightView
 - ii. Covepark Landscape
 - iii. Fieldstone
 - iv. Juniper
 - v. NewLeaf Horticulture
 - vi. Pine Lake Services
 - vii. Steadfast
- B. Mainscape Proposal #5862 – Assessment for Tree Across from Clubhouse
- C. General Matters of the District

6. CONSENT AGENDA

- A. Consideration of the Minutes from the Regular Meeting held on May 15, 2026
- B. Consideration of Operations & Maintenance Expenditures for May 2026
- C. Approval of the Check Register for May 2026

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Regular Meeting is scheduled for Friday, July 17, 2026, at 10:00 a.m.



The Oaks at Shady Creek June 2026

Monday, 1 June 2026

Prepared For Board Of supervisors

6 Issues Identified

6 Issues Incomplete

Christy Fowler

Inframark

Issue 1

Assigned To: Mainscapes/ Steadfast Aquatics

Lake F

Observations:

Pond mowing appears to have been missed during this service cycle.

Invasive weeds and algae are present within the pond.

Trash observed within and around the pond area.

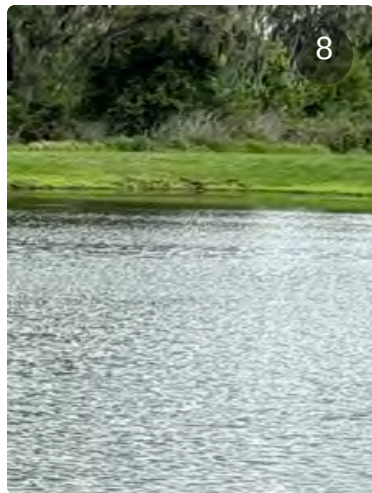
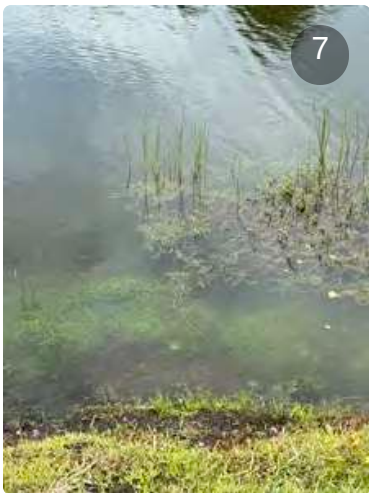
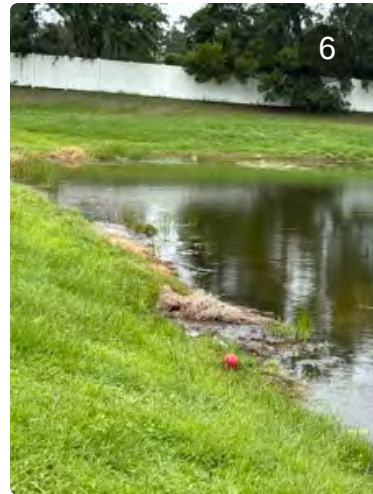
Recommendations:

Include Lake F in the next scheduled mowing cycle and review service routing to prevent future missed areas.

Treat invasive weeds and algae to improve pond health and appearance.

Remove and properly dispose of trash from the pond and surrounding shoreline areas.

Continue routine monitoring and maintenance follow-up as needed.



Issue 2

Assigned To: Mainscapes

Pocket Park – End of Purple Martin Blvd

Observations:

Pocket Park did not receive mowing service during the current maintenance cycle.

Landscape beds appear neglected and are in need of cleanup and weed removal.

Tree within the park appears diseased and requires removal.

Weeds observed throughout the park area as well as damaged turf.

Recommendations:

Be sure to add scheduled mowing cycle and review service routing to prevent future missed maintenance.

Clean and maintain landscape beds by removing weeds and debris to restore appearance.

Remove the diseased tree.

Implement turf weed treatment and ongoing maintenance to improve overall turf quality and appearance.



Issue 3

Assigned To: Mainscapes/Steadfast Aquatics

Pond E

Observations:

Pond mowing appears to have been missed during this service cycle.

Invasive weeds and algae are present within the pond.

Trash observed within and around the pond area.

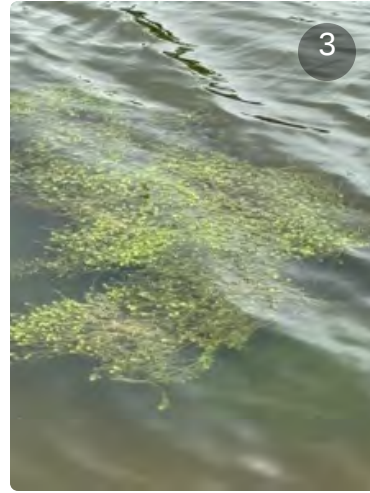
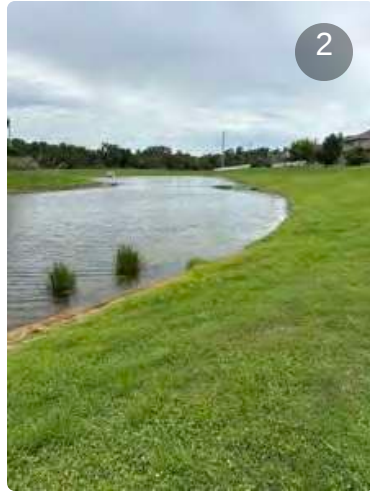
Recommendations:

Include Lake E in the next scheduled mowing cycle and review service routing to prevent future missed areas.

Treat invasive weeds and algae to improve pond health and appearance.

Remove and properly dispose of trash from the pond and surrounding shoreline areas.

Continue routine monitoring and maintenance follow-up as needed.e as needed.



Issue 4

Assigned To: Mainscapes

Tropical Kingbird Way – Lift Station Area

Observations:

Trash present within ornamental grasses.

Valve box lid is damaged and presents a potential trip hazard.

Turf in the area is dead and in need of corrective action.

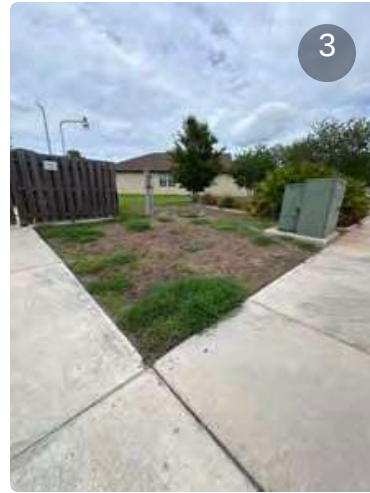
Recommendations:

Remove trash from ornamental grasses and restore a clean landscape appearance.

Repair or replace damaged valve box lid to eliminate safety hazard and ensure proper access.

Evaluate dead turf areas and implement corrective measures such as soil treatment, irrigation adjustment, and/or sod replacement as needed.

Continue monitoring the area for additional maintenance or safety concerns.



Issue 5

Assigned To: Board
10604 Great Cormorant Dr

Observations:

Erosion observed adjacent to the home, indicating soil loss and potential drainage impact.

Recommendations:

Continue monitoring the area to prevent further soil loss and potential property impact.

Issue 5

Assigned To: Steadfast Aquatics

Lake D

Observations:

Pond mowing appears to have been missed during this service cycle.
Invasive weeds and algae are present within the pond.
Trash observed within and around the pond area.

Recommendations:

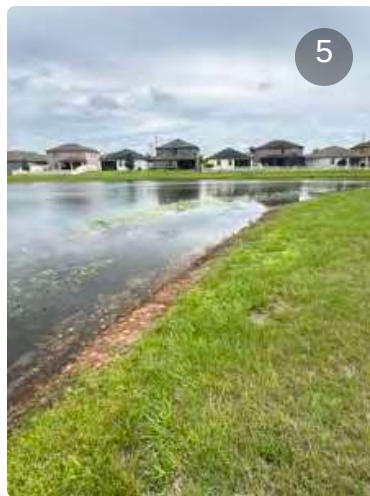
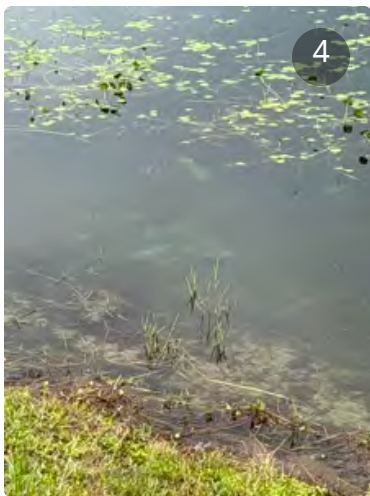
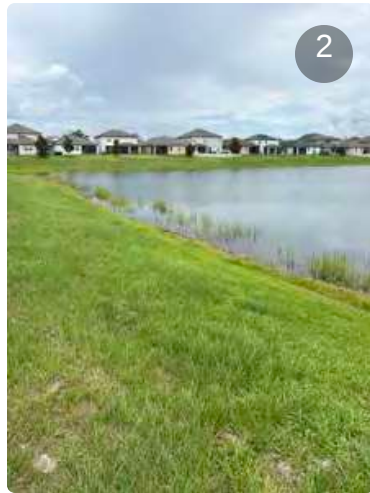
Include Lake D in the next scheduled mowing cycle and review service routing to prevent

future missed areas.

Treat invasive weeds and algae to improve pond health and appearance.

Remove and properly dispose of trash from the pond and surrounding shoreline areas.

Continue routine monitoring and maintenance follow-up as needed.





415 27th St SE Ruskin, FL 33570
Phone: 813-819-1963
Email: Alexander.Soliman@BrightView.com

Custom Landscaping Services for The Oaks at Shady Creek CDD



Prepared for:
Alba and Board of Directors

Proposal Issued: 5/29/2026

Proposal Valid to: 7/1/2026

Dear Alba and Board of Directors,

Thank you for the opportunity to submit our proposal for landscape maintenance services for The Oaks at Shady Creek. We appreciate your time and consideration as you evaluate partners to enhance and maintain the beauty of your community.

BrightView Landscapes is committed to delivering high-quality, proactive landscape management tailored specifically to the needs of each property we serve. We understand that The Oaks at Shady Creek is an established community, and maintaining its curb appeal, plant health, and overall aesthetic is essential to property values and resident satisfaction.

Our approach goes beyond standard maintenance. We focus on:

- **Proactive communication** with the Board and property management team
- **Detailed horticultural care** to ensure long-term plant health
- **Efficient operations** through innovative scheduling and resource management
- **Consistent quality control** with routine inspections and responsive service

With recent advancements in our operational systems, we have improved crew efficiency and accountability, allowing us to provide top-tier service while maintaining competitive pricing. Our goal is to be more than a vendor we strive to be a trusted partner who anticipates needs, solves problems quickly, and continuously looks for ways to improve the landscape.

We are excited about the opportunity to bring our expertise and service commitment to The Oaks at Shady Creek. Should you have any questions or need additional information regarding our proposal, please do not hesitate to reach out. We would welcome the opportunity to meet with you and discuss how we can best support your community. Thank you again for your consideration.

Sincerely,

Alex Soliman

Alex Soliman
Business Developer



The BrightView Difference

Our people create and maintain the best landscapes on Earth.

We judge our success by the complete satisfaction of our customers. Every member of your landscape team will strive to earn your trust and loyalty through a proactive relationship in which we consistently perform work of the highest quality with unparalleled responsiveness.

Our ability to offer industry leading standards to our customers is attributed to our quality assurance and continuous improvement programs we have developed over our history.



Our Mission

To create customer value through engaged local teams, providing industry-leading landscape services.

DESIGN

Forward-thinking, constructible design that considers future operating costs.

- Landscape Architecture & Planning*
- Design Build*
- Program Management*

DEVELOP

Seamless project delivery that meets your goals, on-time and on-budget.

- Planting*
- Hardscaping*
- Pools & Water Features*
- Tree Growing & Moving*

ENHANCE

Thoughtful improvements to enrich your landscape's appearance and sustainability.

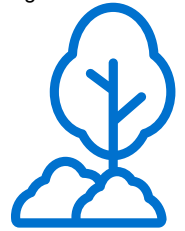
- Enhancements*
- Sustainability*
- Water Management*

MAINTAIN

Consistent service delivery and proactive solutions that keep your property at its best, now and in the future.

- Landscape & Tree Care*
- Snow & Ice*
- Exterior Maintenance*





Dependable, Quality Service

Our team members participate in strict quality standards and continuous improvement training to ensure the service you receive is impeccable, efficient, and always excellent.

BrightView Standards of Excellence

Our proprietary Standards of Excellence promote best practices among the most common areas of landscape maintenance, enabling us to develop a cohesive, consistent strategy for your property. With a shared commitment and a focus on these standards, we will improve the quality of your landscape maintenance.

Our Standards of Excellence include:

- Site Cleanliness
- Weed Free
- Green Turf
- Crisp Edge Beds
- Spectacular Flowers
- Uniformly Mulched Beds
- Neatly Pruned Trees & Shrubs

Quality Site Assessments

Your partnership with BrightView begins with a promise: quality landscape and client centric customer service. BrightView’s formal Quality Site Assessments ensure we keep that promise. Our QSAs deliver:

- A forum for you to share feedback
- Progress updates on our work
- Time set aside to discuss opportunities
- A stronger partnership with you in the management of your landscape
- Accountability that ensures your landscape’s success





Delivering on Our Promise

We consider **communication to** be the key component of success with all our clients. That is why we take it very seriously.

Throughout a partnership with BrightView, you can expect that we will deliver effective and proactive communications with you.


We have developed a systematic approach to ensuring that our clients are kept in the loop with all aspects of their landscaping services. We have several resources that we leverage to make sure we keep lines of communication flowing.



We make communication a priority and believe it is the key to delivering you the highest quality service but also building a strong and lasting partnership. Our tools were created to ensure we maintain proactive and transparent lines of communication.


Jesus Longoria





DEDICATED
ACCOUNT MANAGER

- Your go-to person for everything pertaining to your landscaping
- A knowledgeable and trained professional to help ensure your property shines



REGULAR VISIBILITY

- Review expectations
- Business reviews
- Scheduling and mapping services
- Regular visibility with your key stakeholders



CUSTOMER
SATISFACTION
SURVEYS

- Two times a year to drive engagement
- Understanding how we are performing
- Survey results help us have learn make changes to meet your expectations



Everything we do to service our clients is handled with our local, dedicated service teams. Our team members live and work in the same communities that they are providing landscaping services to.

Rikard Beaton VPGM




Your BrightView Team

The team selected to maintain your property has the skills and experience necessary to meet your specific needs and expectations. We strive to find the most talented team members who are continuously advancing their skills and talents.

Below is your dedicated BrightView team and details about their background and experience.

Meet Your Team!









Team Member	Job Title	Job Responsibility	
	Andrew Reddington (3 Months with BV)	Branch Manager	<ul style="list-style-type: none"> ▪ 15 years in the landscape industry including maintenance, install, hardscapes, and exterior services. ▪ 10 years Senior Management (Director of Operations, General Manager, Branch Manager) in local Landscape Maintenance and National Exterior Property Management
	Maria Adams (36 yrs with BV)	Senior Account Manager	<ul style="list-style-type: none"> • Oversees crews on daily production and meeting our client’s needs and wants. • Licensed Commercial Fertilizer Applicator • State Spray ID Card Holder • State of Florida Green Industries Best Management Practices Certified • 36 years Landscape Maintenance, Design, Installation experience.
	Alex Soliman (1.5 yrs with BV)	Business Developer	<p>As a Business Developer for BrightView Landscapes, I partner with clients to deliver tailored landscape solutions that meet their goals and budgets. I manage the full proposal process from site walk-through to contract, ensuring clear communication and a seamless transition to operations. I focus on building long-term relationships through proactive service, responsiveness, and consistent quality.</p>



BrightView Connect

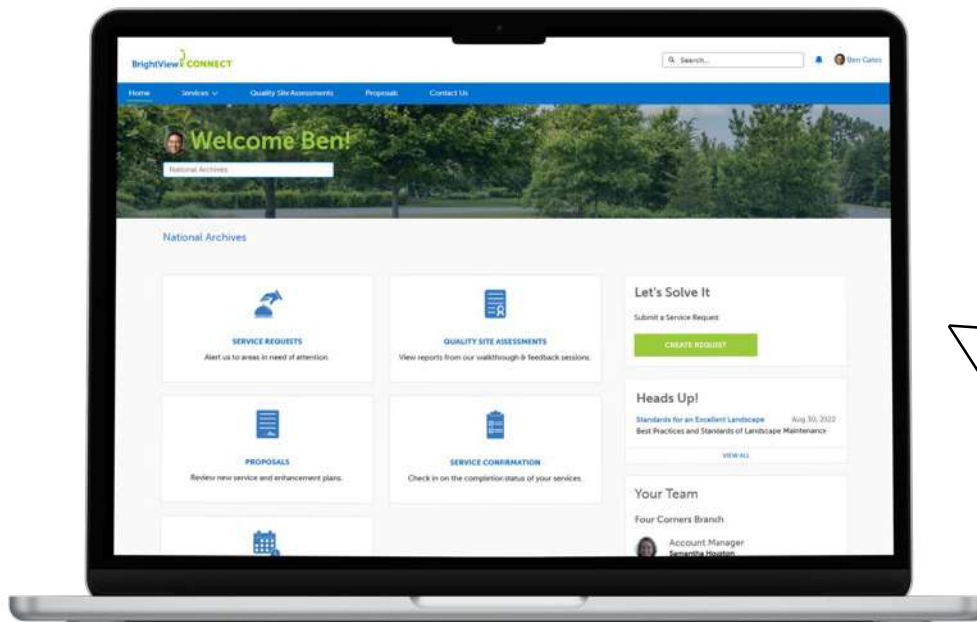
We believe in the power of proactive communication and the importance of keeping you informed. That's why we created BrightView Connect; a proprietary web application designed for customers and property managers, providing timely insight into the property maintenance information that matters the most.

The BrightView Connect platform offers the following:

-  Submit a Service Request
-  Receive Service Confirmations
-  Contact Your Team
-  View Enhancement Proposals
-  Review Quality Site Assessments
-  See Your Standard Maintenance Schedule

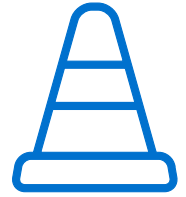


Our secure & private online portal makes it easy to manage your landscape services anytime, anywhere.



Click picture for demo

Committed to Safety, Everyday



BrightView is committed to operating our business in a responsible manner. The opportunity to deliver world-class professional services and create inspiring and safe landscapes for our clients and customers is a privilege and responsibility that we work hard to protect and advance every day.

Our employees are regularly trained on their responsibilities and are held accountable to following all safety regulations. It is their responsibility to report unsafe conditions, which makes a safer environment for your employees.



Extensive Training

BrightView crews receive ongoing formal and hands on field training to ensure we meet the highest safety standards in the business.

“*At BrightView, we believe that safety is more than putting on a vest, safety glasses and gloves —it is woven into the fabric of our company.*”

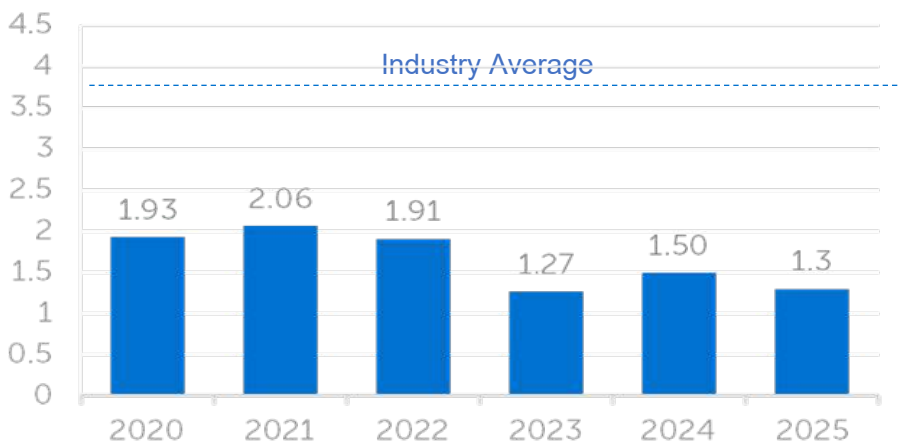
Maria Adams
Branch Safety Leader



Employee Verification Process

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

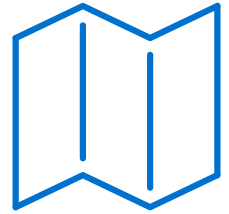
OSHA Recordable Performance
Industry Average: 4.20



Personal Protective Equipment

Proper PPE is required of all team members engaged in jobsite production activities.

BrightView regularly performs better in safety than other landscape service providers.



Landscape Site Map

Our team has developed a custom takeoff map of your property to ensure that we are aligned on your properties service needs and areas of focus.





Oaks at Shady Creek CDD

10779 Purple Martin Blvd, Riverview, FL 33579, United States



Legend

Name	Quantity
 Boundary map	17561.04 LF
 Turf	379254 SF
 Mulch Bed	63253 SF
 Hard Edge	9616.18 LF
 String Trimming	6080.98 LF



Services Summary

Competitive pricing that fits your budget and expectations

We are committed to fulfilling the specific landscaping for The Oaks at Shady Creek CDD, while providing the service and expectations within your budget. BrightView Landscape Inc., will provide the following competitive pricing per specifications.

Service Description	Monthly	Yearly
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Mow Crew

- Mowing (42 times)
- String Trimming (42 times)
- Hard Edge Curbs and Sidewalks (42 times)
- Blow/Cleanup (Every Visit)
- Soft Edge Bed Lines (21 times)

Prune Detailing under 10ft (8 times)

Weeding/Post-spray/IPM Crew (12 times)

- IPM – Integrated Pest Management will Identify and spot treat any disease/pest issues proactively including spot treatment of fire ants.

Fert/Agronomics Crew

- Turf Fertilization (6 times)
- Bed/Tree Fertilization (3 times)

Irrigation Reports (Monthly)

- Monthly Irrigation Inspections
- Monthly Zone Corrections

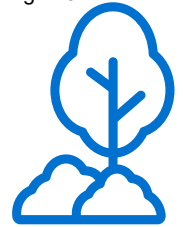
Total Services.....	\$5,718.00.....	\$68,616.00
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Additional Services Below

Mulching Per occurrence – \$16,440.00

Palm Fertilization/OTC Injections

Palm Pruning



References

The Hammocks at River Wilderness
3524 Woodland Fern Dr
Parrish, FL 34219

Keith Burton
Treasurer/Landscape Committee Director
423-646-2704
keithfranklinburton@gmail.com



Description: Full-service landscape maintenance, including common and residential areas. Golf course is not serviced by BrightView.

Boyette Park HOA
10419 Deepbrook Dr
Riverview, FL 33569

George Sarmiento
Board President
956-279-7419
georgesarmiento@gmail.com



Description: Landscape maintenance including mowing, pruning, and annual flowers of commons/homes.

Sun City Center Master Association
1009 N Pebble Beach Blvd
Sun City Center, FL 33573

Amanda Burns
Community Association Manager
813-447-8762
aholste@vestapropertyservices.com



Description: Full-Service landscape maintenance/beautification of all medians and entree ways.

Licenses and Certifications

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



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION



Temporary Traffic Control
(Maintenance of Traffic)
Training Handbook

OFFICE OF DESIGN - ROADWAY STANDARDS SECTION
JANUARY 2016
TALLAHASSEE, FLORIDA



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS



FEMA



American
Red Cross

Training Services



Your Transition to BrightView

By selecting BrightView, you will find an experienced partner who will provide experts in many disciplines, each dedicated to your needs. In your first 180 days of service, you can reliably expect the following:

- | | |
|----------------------|---|
| <h2>PRE-SERVICE</h2> | <ul style="list-style-type: none"> • Branch planning meeting • Identify and mitigate any safety hazards • Meet your Client Service Team • Establish communication, reporting expectations & preferences • Individual site planning |
| <h2>30 DAYS</h2> | <ul style="list-style-type: none"> • Initial site walk-through • Week 1 Alignment Check • Week 2 Alignment Check • 30 Day Alignment Check • Receive first invoice |
| <h2>60 DAYS</h2> | <ul style="list-style-type: none"> • Site walk of facility • Receive Customer Satisfaction Survey • Review survey responses with your Client Service Team • Align and strengthen areas in need of improvement |
| <h2>90 DAYS</h2> | <ul style="list-style-type: none"> • Site walk of facility with your Client Service Team • Review 90 Day Follow-up Partnership Transition Guide • Check progress and/or completion of key site initiatives |
| <h2>180 DAYS</h2> | <ul style="list-style-type: none"> • Business Review: Client, Account Manager, Branch Manager • Confirmation of team exceeding expectations, developing partnership • Review/Update Client Partnership Plan for following season |



It is my job to ensure a smooth transition for our Clients and our Team. With the guidance of our transition plan and designated experts in their fields, we are committed to a seamless transition and a strong first step.

Andrew Reddington
Branch Manager



EXHIBIT C

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: BrightView Landscape Services, Inc.

In accordance with the solicitation of proposals issued by the (**The Oaks at Shady Creek Community Development District**) Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer’s proposal:

- 1. General Landscape Maintenance (Part 1) \$ 57,246.00
- 2. Fertilization (Part 2) \$ 5,520.00
- 3. Pest Control (Part 3) \$ Included
- 4. Irrigation System Monitoring and Maintenance (Part 4) \$ 5,850.00

Total Yearly Cost for the first year of the above items **\$ 68,616.00**

- 6. Annuals Maintenance/Installation – 4x yearly rotation \$ 4,950.00
- 7. Top Choice Application (Per Year) \$

- 8. Mulching for Tree and Shrub/Groundcover Bed Areas \$ 16,440.00

Estimate of total cubic yards proposed to service the property: 274 CY

Cost of Mulch Per Cubic Yard \$ 60.00

Irrigation Hourly Rate for items not included in the Scope of Services: \$ 85.00

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer’s proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Alexander Soliman

Title of Authorized Signatory of Proposer: Business Developer

Signature of Authorized Signatory of Proposer: Alex Soliman

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>771.00</u> / event
Pond bank mowing, including line-trimming to water's edge: including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>2,575.00</u> / event Bed detailing, \$ <u>Included Mow Crew</u> / event
Tree Lifting:	\$ <u>Included Detail Crew</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>1,920.00</u> / event

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ <u>35.00</u>	Hour
B.	Bush-Hog w/operator	\$ <u>65.00</u>	Hour
C.	Tractor w/operator	\$ _____	Hour
D.	Supervisor with Transportation	\$ <u>65.00</u>	Hour
E.	Laborer with hand equipment	\$ <u>35.00</u>	Hour
F.	Truck w/driver	\$ <u>55.00</u>	Hour
G.	Irrigation Tech	\$ <u>85.00</u>	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ <u>65.00</u>	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ <u>120.00</u>	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ <u>65.00</u>	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ <u>120.00</u>	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ <u>85.00</u>	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ <u>150.00</u>	Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>35.00</u>	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>1,339.00</u>	Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

- \$ See Page Below per Hour
- \$ _____ per Hour
- \$ _____ per Hour

8) Debris removal equipment unit costs:

- \$ _____ per Hour
- \$ _____ per Hour
- \$ _____ per Hour

9) Other emergency/disaster related unit costs:

- \$ _____ per Hour
- \$ _____ per Hour
- \$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

Let Us Help You Weather the Storm.

Have Peace of Mind with Pre-Authorized Storm Clean-Up.

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

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

To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses range based on the material, size and weight.

PRE-APPROVAL FOR START OF WORK - Once an all clear has been declared, crews will be dispatched to your property and start assessment and clearing of debris. Work will be charged as time and material (including drive time to the site) with debris staged on site in a predetermined location to expedite clean up and productivity on site. Dump and disposal fees are separate and are not included in below pricing structure.

Hurricane Price List

General Landscape Labor	\$65/hour
Chainsaw Operator	\$135/hour
Driver and/or Operator	\$75/hour
340/445/454 Tractor Loaders	\$150/hour
New Holland – Sollod Steer Loader	\$150/hour
Backhoe	\$150/hour
Delivery/Pickup All Tractors except 444	\$450
Delivery/Pickup 444	\$500
Flatbed Truck	\$75/hour
Water Truck	\$175/hour
Irrigation Work/Tech	\$75
Irrigation Work/Helper	\$50
Tree Trimming/Per Day/3 Man Crew	\$3600 for 8 hrs / \$4,500 for 10 hrs
Crane Rental/60 Ton	\$260/hour (4 hour minimum)
Stump Grinder/Per Hour + Operator	\$225/hour

Approval for Clean-Up Services:

_____	_____
Sign	Property Name
_____	_____
Print Name / Title	Date

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

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

Before me the undersigned authority personally appeared Alexander Soliman, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Business Developer (Title) of BrightView Landscapes (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the The Oaks at Shady Creek Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Alex Soliman
Signature of Affiant

Sworn before me on May, 30, 2026

[Signature]
Notary Public Signature



YADIRA CARBONELL DIAZ
Notary Public
State of Florida
Comm# HH800775
Expires 5/7/2030

Notary Stamp

Thank you for the opportunity to present our landscape solution!

Should you have any questions, please
don't hesitate to reach out.

Alex Soliman, Business Developer
alexander.soliman@BrightView.com
813.819.1963

Landscape Maintenance Proposal

The Oaks at Shady Creek CDD



Thank you for allowing Covepark Landscape the opportunity to provide a landscape maintenance proposal. As a family-owned business, we believe in working hard to build lasting relationships and supporting the communities we serve.

At Covepark Landscape, we take a hands-on approach in every aspect of our business—offering both in-person and electronic responses to questions and concerns to ensure prompt, personalized service.

We provide solutions to landscape maintenance and budgeting with the community's best interest at the forefront, always striving to protect property values and increasing curb appeal.

We believe that while the execution of property maintenance is essential, it should only be the beginning of the partnership. Our commitment to providing a comprehensive, full-service approach makes us an asset in supporting both the health and visual impact of the landscape.

Value Added

As part of our proposal, we are including \$2,000 in plant replacement to add enhancement to the community. This value can be applied toward replacing existing declining plantings, ensuring the property's landscape remains vibrant, healthy, and well-maintained.

Gavin Hamilton- Managing Director

941-981-2165

Coveparklandscape.com

COVEPARK LANDSCAPE

Gavin Hamilton – Owner & Managing Director

Gavin Hamilton serves as Owner and Managing Director at Covepark Landscape LLC, leading all day-to-day operations while remaining actively involved in the field. With over 7 years of experience in landscape, Gavin combines hands-on expertise with strong leadership to ensure every project is executed efficiently and to the highest standards.

He oversees all field operations, coordinates crews, and manages client relationships, maintaining a consistent focus on quality, accountability, and performance. Gavin's attention to detail and commitment to excellence make him a driving force behind Covepark Landscape's continued growth and success.



FLORIDA CERTIFICATIONS





Service Location Specifics

Shop Location

Covepark Landscape operates out of Manatee County at 5735 69th Street East Palmetto, FL 34221. Our location houses our equipment and shop operations. We serve Sarasota, Manatee, Hillsborough counties.

Machinery & Equipment

Quantity	Type
3	Trucks
5	Mowers
1	Skid Steer
3	Trailers
3	Chemical Spray Rigs
15	2 Cycle equipment

Crew Size & Staffing Plan

Function	Number of Staff	Notes / Why
Operations Manager	1	To manage all logistics, scheduling, and oversight functions.
Foreman / Crew Leaders	1	For General Maintenance
Turf & Grounds Crew	5	Mowing, trimming, Edging, Blowing hard surfaces,
Plant Care Crew	3	Handles shrubs, seasonal plantings, etc.
Irrigation Technician	1	Performs all inspections and repairs
Hardscape / Installation Crew	2-3	For any renovation / build projects; possibly seasonal.
Equipment Technician	1	Keeps machine downtime low
Designer / Planner	1	Design for new enhancements
Administrative Support	1	For scheduling, billing, procurement, etc.

Covepark Landscape References

Dave Hoyt- 727-688-0962
Trevesta CDD Chair

Tony Scuiullo- 410-251-7441
Former HOA President Copperstone Community

Susan Yacavonis- 941-807-8040
Cedar Hollow Landscape Chair

**The Oaks at Shady Creek
Community Development District**

**Solicitation for
Landscape & Irrigation Maintenance
Services**

1. **General Information.**

The Board of Supervisors (“**Board**”) of the (**The Oaks at Shady Creek Community Development District**) Community Development District (“**District**”) is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis (“**Proposals**”). The District will accept proposals from all qualified companies interested in providing these services. 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. **Questions should be Directed to District Management.** Any questions relating to this solicitation should be directed to District Management via email at alba.sanchez@inframark.com The deadline for submitting questions is **May 15, 2026, at 4pm**

3. **Submittal of Proposals.**

- a. Interested persons and firms should submit an electronic copy of their Proposal containing the information and materials described herein to District Management at the above email address no later than **May 31, 2026, at 4pm**

b. Proposals will be securely kept and not reviewed until after the submission deadline.

c. The Board reserves the right to review and accept any Proposals submitted late.

4. **Shortlist Review and Invitation to Present to the Board.** The Board will be provided the proposals before the regular meeting on **Friday June 19 2026 at 10:00am** The board will be doing a selection of bidders that will be invited to provide 10–15-minute presentations in this meeting. This notice will be sent out via email.

5. **Scope of Services.**

The services to the District are generally described in the “**Scope of Services**” attached hereto as **Exhibit A** and is intended to incorporate all services that are necessarily performed by a landscape and irrigation maintenance vendor (the “**Contractor**”) in the effective operation of a CDD in compliance with federal, state, or local regulation. Proposers are strongly encouraged to visit and become familiar with the landscape and irrigation areas as depicted on the “**Landscape Maintenance Map**” attached here to as **Exhibit B**. If a specific task is not identified in the Scope of Services, but is necessary for the District’s landscaping maintenance, irrigation maintenance or compliance with federal, state, or local regulation, it is expected that the landscape vendor will include such task in the performance of its general landscape and irrigation services unless an additional charge is identified in the Proposal and agreed to by the District in writing.

6. **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 Management to all known proposers who have shown interest in submitting a Proposal.

7. **Term and Renewal.** The initial term of the service agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods 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.
8. **Submittal Requirements.** Each Proposal shall include the following information:
 - a. **Company Information**
 - i. Name of company (including any "Doing Business As" names)
 - ii. Headquarters/parent company locations
 - iii. Office locations and total number of employees at each
 - iv. Local address and telephone number
 - v. History of the company
 - vi. Organization chart of company
 - vii. Proof of applicable insurance
 - viii. List of any outstanding litigation that would threaten the viability of the proposer or the performance of services
 - b. **Qualifications and Staffing**
 - i. Number of CDDs the proposer is currently providing landscape maintenance services for along with the names of those CDDs
 - ii. Why the proposer is the best qualified to perform the Scope of Services
 1. if there will be a subcontractor performing certain services, describe which services will be subcontracted and include subcontractor's qualifications
 - iii. Staff team the proposer will assign to the District, including:
 1. the name, title, number of years' service, specific services each will have primary responsibility over, and relevant educational and work experiences
 2. for the proposed "**Site Manager**" include:
 - a. number of CDDs they are responsible for
 - b. names of the CDDs they represent nearest to the District
 - c. length of career in serving as a Site Manager
 - d. professional designations (if any)
 - iv. How often site visits will be performed and how often the Site Manager will meet with District Management
 - v. How any issues arising after business hours will be handled
 - vi. Backup plan for situations where the Site Manager is unavailable
 - vii. Escalation procedures and contact information if there are any concerns regarding the assigned Site Manager or staff
 - c. **Cost of Services.** All proposers must submit a separate cost proposal for district management services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit). Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement.
 - i. Each cost proposal must include the following:
 1. A completed Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance services attached hereto as **Exhibit C**.
 2. The total annual cost of all services described in the Scope of Services ("**Total Annual Price**")
 - a. if the Total Annual Price will be broken down in equal monthly installments, list the monthly installment that will be invoiced

- b. if the Total Annual Price will be broken down in another manner, list such breakdown and include the pricing and when such services will be invoiced
 - c. An itemized price of the services should be included along with the Total Annual Price.
 - 3. A detailed listing of any other expenses or fees to be reimbursed to the proposer (excluding those additional services provided below) such as postage, courier services, printing, binding, travel expenses, etc. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Total Annual Price.
 - 4. A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
 - a. The fee proposal must clearly identify what types of services will be separately billed to the District, as opposed to those that are included in the Total Annual Price
 - ii. If any of the services described in the "Scope of Services" are not going to be provided directly by the proposer, then the Proposal should disclose that and provide an estimate of the costs from a 3rd-party vendor to provide such services.
 - d. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client's website or general location, and the name, email, and number of a contact person.
- 9. **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.
- 10. **Proposal Evaluation Criteria.** Each Proposal will be evaluated using the following criteria:
 - a. Responsiveness to each element contained in the Scope of Services and this solicitation
 - b. Ability of the proposer
 - c. Experience of the proposer
 - d. Geographic location of the proposer's headquarters or local office in relation to the District
 - e. Past performance of the proposer in other CDDs
 - f. Willingness to meet time and budget requirements
 - g. Recent, current, and anticipated workloads
 - h. Volume of work previously awarded to the proposer
 - i. Reasonableness of cost for the total effort
 - j. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered
- 11. **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.

12. 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 a service 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. No written notice of the award will be provided unless requested by a proposer.
- 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. If the District elects to move forward with a Proposal, it will be sent to District Counsel to prepare a Landscape and Irrigation Maintenance Services Agreement (the "Agreement").

13. **No Protest of Board Decisions:** By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for services, there are no competitive procurement thresholds and requirements with respect to the Scope of Services, and thus there is no right to protest any decision by the Board with respect to this solicitation.

14. **No Reimbursement of Preparation Costs.** Proposers will not be reimbursed for any cost associated with responding to this solicitation.

15. Required Disclosure:

- a. **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.
- b. **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.
- c. **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.
- d. **Anti-Human Trafficking:** Pursuant to Section 787.06, Florida Statutes, proposer represents that it does not use coercion for labor or services as defined in the statute. In addition to being part of the Agreement, proposer is required to provide an affidavit, signed by an officer or a representative of the proposer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes. A sample Affidavit for Anti-Human Trafficking is attached hereto as **Exhibit G**.
- e. **Public Records:** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- f. **No Consideration of social, political, or ideological interests.** You are hereby made aware of the provisions of Section 287.05701, Florida Statutes. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Thank you for your interest in the District.

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Thank you for your interest in the District.

EXHIBIT "A" - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at their sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted, when necessary, upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1) **POND MOWING** – All pond banks identified shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape

Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles

are not to be "hat raked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Oak at Shady Creek. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn

brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly

fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All

shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to their negligence. New plant material shall be guaranteed for a period of one

(1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS:

i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf. (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm-season weeds
 April A second application of PreM formulated for Bahia turf for warm-season weeds April
 Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
 June SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
 August Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
 October A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool- season weeds

All St. Augustine Sod:

February A complete fertilizer based on soil tests + PreM
 April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM May
 SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
 July Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF) August
 SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
 October A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and into peak condition. It

shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUND COVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources: *

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy:
for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3
PEST CONTROL

Insects and Disease in Turf:

Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants:

The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

- A. Irrigation Controllers
 - 1. Semi-automatic start of the automatic irrigation controller
 - 2. Check for proper operation
 - 3. Program necessary timing changes based on site conditions
 - 4. Lubricate and adjust mechanical components
 - 5. Test back up programming support devices

- B. Water Sources
 - 1. Visual inspection of water source
 - 2. Clean above ground strainers and filters
 - 3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
 - 4. Test automatic protection devices

- C. Irrigation Systems
 - 1. Manual test and inspection of each irrigation zone
 - 2. Clean and raise heads as necessary
 - 3. Adjust arc pattern and distance for required coverage areas
 - 4. Clean out irrigation valve boxes

- D. Report
 - 1. Irrigation operation time
 - 2. Irrigation start time
 - 3. Maintenance items performed
 - 4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency,

contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to District Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid. The CDD reserves the right to subcontract out any and all mulching events.

EXHIBIT B LANDSCAPE MAINTENANCE MAP



Oaks at Shady Creek CDD
Hillsborough County, Florida

JOHNSON
ENGINEERING
— An Apex Company —

JOHNSON ENGINEERING, LLC
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 238-0988
E.B. 9643 & L.B. 9942

Maintenance Areas

DATE	PROJECT NO.	REV. NO.	SCALE	DRAWN
April 2008	2002081	1	As Shown	J

EXHIBIT C

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: _____

In accordance with the solicitation of proposals issued by the (The Oaks at Shady Creek Community Development District) Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. General Landscape Maintenance (Part 1)	§ <u>49,500</u>
2. Fertilization (Part 2)	§ <u>4,518</u>
3. Pest Control (Part 3)	§ <u>1,532</u>
4. Irrigation System Monitoring and Maintenance (Part 4)	§ <u>4,500</u>

Total Yearly Cost for the first year of the above items align="right">§ 60,050

6. Annuals Maintenance/Installation – 4x yearly rotation align="right">§ Included

7. Top Choice Application (Per Year) § 1255

8. Mulching for Tree and Shrub/Groundcover Bed Areas align="right">§ 27,000

Estimate of total cubic yards proposed to service the property: 450

Cost of Mulch Per Cubic Yard align="right">§ 60

Irrigation Hourly Rate for items not included in the Scope of Services: align="right">§ 85

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Gavin Hamilton

Title of Authorized Signatory of Proposer: Owner

Signature of Authorized Signatory of Proposer: 

EXHIBIT D**COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE****General Landscape Maintenance**

Mowing, hard edging, blowing off hard surfaces:	\$ <u>535</u> / event
Pond bank mowing, including line-trimming to water's edge: including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>300</u> / event Bed detailing, \$ <u>500</u> / event
Tree Lifting:	\$ <u>250</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>700</u> / event

EXHIBIT E

**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

A.	Mowers w/operator	\$ <u>45</u>	Hour
B.	Bush-Hog w/operator	\$ <u>150</u>	Hour
C.	Tractor w/operator	\$ <u>200</u>	Hour
D.	Supervisor with Transportation	\$ <u>85</u>	Hour
E.	Laborer with hand equipment	\$ <u>65</u>	Hour
F.	Truck w/driver	\$ <u>70</u>	Hour
G.	Irrigation Tech	\$ <u>85</u>	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ <u>85</u>	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ <u>100</u>	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ <u>90</u>	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ <u>120</u>	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ <u>85</u>	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ <u>125</u>	Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>45</u>	Hour
O.	Lump Sum Mowing (¹), entire community	\$ <u>1100</u>	Per Mow

¹ Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

- A. Debris removal personnel unit costs:
 - Laborer \$ 55 per Hour
 - Heavy Equipment \$ 75 per Hour
 - Chainsaw Operator \$ 65 per Hour

- 8) Debris removal equipment unit costs:
 - Dump Trailer and Truck \$ 100 per Hour
 - \$ _____ per Hour
 - \$ _____ per Hour

- 9) Other emergency/disaster related unit costs:
 - Dump Trailer Dump Fee \$ 350 / Load per Hour
 - \$ _____ per Hour
 - \$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

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

Before me the undersigned authority personally appeared Gavin Hamilton, who being duly sworn, deposes and says (the "Affiant"):


1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Owner (Title) of Covepark Landscape "Company" and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the The Oaks at Shady Creek Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

[Handwritten Signature]
Signature of Affiant

Sworn before me on 5/31, 2025 Michelle Jockers
Notary Public Signature


MICHELLE JOCKERS
 Notary Public
 State of Florida
 Comm# HH444600
 Expires 9/14/2027
 Notary Stamp

Form W-9
 (Rev. March 2024)
 Department of the Treasury
 Internal Revenue Service

**Request for Taxpayer
 Identification Number and Certification**

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

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
Covepark Landscape LLC

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

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.
 Individual/sole proprietor C corporation S corporation Partnership Trust/estate
 LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) **S**
 Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
 Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

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

5 Address (number, street, and apt. or suite no.). See instructions.
6622 Devesta Loop

6 City, state, and ZIP code
Palmetto, FL 34221

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

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

Social security number
 [] [] [] - [] [] - [] [] [] []

or

Employer identification number
 8 2 - 3 2 3 3 1 5 4

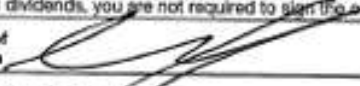
Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person  Date **5/31/26**

General Instructions

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

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

What's New

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

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

Purpose of Form

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

**The Oaks at Shady Creek
Community Development District**

**Solicitation for
Landscape & Irrigation Maintenance
Services**

1. **General Information.**

The Board of Supervisors (“**Board**”) of the (**The Oaks at Shady Creek Community Development District**) Community Development District (“**District**”) is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis (“**Proposals**”). The District will accept proposals from all qualified companies interested in providing these services. 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. **Questions should be Directed to District Management.** Any questions relating to this solicitation should be directed to District Management via email at alba.sanchez@inframark.com. The deadline for submitting questions is **May 15, 2026, at 4pm**.

3. **Submittal of Proposals.**

a. Interested persons and firms should submit an electronic copy of their Proposal containing the information and materials described herein to District Management at the above email address no later than **May 31, 2026, at 4pm**.

b. Proposals will be securely kept and not reviewed until after the submission deadline.

c. The Board reserves the right to review and accept any Proposals submitted late.

4. **Shortlist Review and Invitation to Present to the Board.** The Board will be provided the proposals before the regular meeting on **Friday June 19 2026 at 10:00am**. The board will be doing a selection of bidders that will be invited to provide 10–15-minute presentations in this meeting. This notice will be sent out via email.

5. **Scope of Services.**

The services to the District are generally described in the “**Scope of Services**” attached hereto as **Exhibit A** and is intended to incorporate all services that are necessarily performed by a landscape and irrigation maintenance vendor (the “**Contractor**”) in the effective operation of a CDD in compliance with federal, state, or local regulation. Proposers are strongly encouraged to visit and become familiar with the landscape and irrigation areas as depicted on the “**Landscape Maintenance Map**” attached here to as **Exhibit B**. If a specific task is not identified in the Scope of Services, but is necessary for the District’s landscaping maintenance, irrigation maintenance or compliance with federal, state, or local regulation, it is expected that the landscape vendor will include such task in the performance of its general landscape and irrigation services unless an additional charge is identified in the Proposal and agreed to by the District in writing.

6. **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 Management to all known proposers who have shown interest in submitting a Proposal.

7. **Term and Renewal.** The initial term of the service agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods 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.

8. **Submittal Requirements.** Each Proposal shall include the following information:

a. Company Information

- i. Name of company (including any "Doing Business As" names)
 1. Fieldstone Landscape Services
- ii. Headquarters/parent company locations
 1. 4801 122nd Avenue N, Clearwater FL, 33763
- iii. Office locations and total number of employees at each
 1. Clearwater Office: 46 Employees
 2. Tampa Office: 88 Employees
- iv. Local address and telephone number
 1. Tampa Office: 14807 N 12th St Lutz, FL 33549 = 813-244-3640
- v. History of the company
 1. Included in the attached Informational Packet
- vi. Organization chart of company
 1. Included in the attached Informational Packet
- vii. Proof of applicable insurance
 1. Attached with this packet
- viii. List of any outstanding litigation that would threaten the viability of the proposer or the performance of services
 1. Not Applicable

b. Qualifications and Staffing

- i. Number of CDDs the proposer is currently providing landscape maintenance services for along with the names of those CDDs
 1. Attached in a separate form
- ii. Why the proposer is the best qualified to perform the Scope of Services
 1. if there will be a subcontractor performing certain services, describe which services will be subcontracted and include subcontractor's qualifications
 - a. Subcontractors used only for Large mulch jobs which we don't anticipate for this district. Everything else in house.
- iii. Staff team the proposer will assign to the District, including:
 1. the name, title, number of years' service, specific services each will have primary responsibility over, and relevant educational and work experiences
 - a. 5 person team assigned to the district yet to be determined the names depending on opportunity to work with you
 - b. Elizabeth Moore – Account Manager
 - c. Anthony Grieco – Director of Horticulture
 - d. Scott Herman – Director of Business Development
 - e. Jimmy Ritchey – General Manager
 2. for the proposed "**Site Manager**" include:
 - a. Site Manager would be Elizabeth Moore
 - b. number of CDDs they are responsible for
 - 4 CDD's
 - c. names of the CDDs they represent nearest to the District
 - Lynwood CDD
 - Timber Creek CDD
 - Suncoast CDD

- Connerton West CDD
 - d. length of career in serving as a Site Manager
 - 25 years
 - e. professional designations (if any)
 - BMP Green Space Certification
 - iv. How often site visits will be performed and how often the Site Manager will meet with District Management
 1. Site visits will be performed weekly and District Management meeting will be as needed. We have found significant success with monthly District Management meetings as we understand and take into account the value of the District Managements time.
 - v. How any issues arising after business hours will be handled
 1. Issues communicated after business hours will be attended to within 24-48 hours depending on the severity. An absolute emergency should be directed to first responders but we have the capacity to support the district very quickly when issues arise that are affiliated with our service contracts.
 - vi. Backup plan for situations where the Site Manager is unavailable
 1. Jimmy Ritchey (General Manager) supports the Site Manager during times of absence. His email is
 - a. jritchey@FieldstoneLS.com
 - vii. Escalation procedures and contact information if there are any concerns regarding the assigned Site Manager or staff
 1. Scott Herman – Director of Business Development
 - a. sherman@FieldstoneLS.com
 - b. 813-244-3640
- c. **Cost of Services.** All proposers must submit a separate cost proposal for district management services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit). Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement.
- i. Each cost proposal must include the following:
 1. A completed Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance services attached hereto as **Exhibit C**.
 - a. Completed and attached
 2. The total annual cost of all services described in the Scope of Services (“**Total Annual Price**”)
 - a. if the Total Annual Price will be broken down in equal monthly installments, list the monthly installment that will be invoiced

- b. if the Total Annual Price will be broken down in another manner, list such breakdown and include the pricing and when such services will be invoiced
 - c. An itemized price of the services should be included along with the Total Annual Price.
 - 3. A detailed listing of any other expenses or fees to be reimbursed to the proposer (excluding those additional services provided below) such as postage, courier services, printing, binding, travel expenses, etc. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Total Annual Price.
 - 4. A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
 - a. The fee proposal must clearly identify what types of services will be separately billed to the District, as opposed to those that are included in the Total Annual Price
 - All pricing is listed below with a breakdown of everything required.
 - ii. If any of the services described in the “Scope of Services” are not going to be provided directly by the proposer, then the Proposal should disclose that and provide an estimate of the costs from a 3rd-party vendor to provide such services.
 - 1. All services requested will be directly communicated and serviced by Fieldstone Landscape Services. Any Subcontractor work (Just mulch if needed) will be communicated in advance.
 - d. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client’s website or general location, and the name, email, and number of a contact person.
 - i. Reference List attached of our valued clients
- 9. **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.
- 10. **Proposal Evaluation Criteria.** Each Proposal will be evaluated using the following criteria:
 - a. Responsiveness to each element contained in the Scope of Services and this solicitation
 - b. Ability of the proposer
 - c. Experience of the proposer
 - d. Geographic location of the proposer's headquarters or local office in relation to the District
 - e. Past performance of the proposer in other CDDs
 - f. Willingness to meet time and budget requirements
 - g. Recent, current, and anticipated workloads
 - h. Volume of work previously awarded to the proposer
 - i. Reasonableness of cost for the total effort
 - j. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered
- 11. **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.

12. 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 a service 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. No written notice of the award will be provided unless requested by a proposer.
- 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. If the District elects to move forward with a Proposal, it will be sent to District Counsel to prepare a Landscape and Irrigation Maintenance Services Agreement (the "Agreement").

13. No Protest of Board Decisions: By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for services, there are no competitive procurement thresholds and requirements with respect to the Scope of Services, and thus there is no right to protest any decision by the Board with respect to this solicitation.

14. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this solicitation.

15. Required Disclosure:

- a. **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.
- b. **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.
- c. **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.
- d. **Anti-Human Trafficking:** Pursuant to Section 787.06, Florida Statutes, proposer represents that it does not use coercion for labor or services as defined in the statute. In addition to being part of the Agreement, proposer is required to provide an affidavit, signed by an officer or a representative of the proposer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes. A sample Affidavit for Anti-Human Trafficking is attached hereto as **Exhibit G**.
- e. **Public Records:** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- f. **No Consideration of social, political, or ideological interests.** You are hereby made aware of the provisions of Section 287.05701, Florida Statutes. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Thank you for your interest in the District.

EXHIBIT "A" - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at their sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT CDD'S Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted, when necessary, upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1) **POND MOWING** – All pond banks identified shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

- 2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

- 3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles

are not to be “hat racked” at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Oak at Shady Creek. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor’s responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District’s representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o’clock – nine o’clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All

shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to their negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS:

- i) IF IT IS RAINING AT THE APPLICATION SITE, OR
- ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR
- iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

- March A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
- April A second application of PreM formulated for Bahia turf for warm-season weeds
- April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
- June SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
- August Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
- October A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

- February A complete fertilizer based on soil tests + PreM
- April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
- May SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
- July Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
- August SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
- October A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and into peak condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

- N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
- P - Superphosphate, triple superphosphate, coated diammonium phosphate
- K - Sulfur-coated potassium sulfate (may have additional polymer coating)
- Mg - Kieserite (magnesium sulfate monohydrate) granules
- Mn - Manganese sulfate
- Fe - Iron sulfate, FeEDTA and/or FeDTPA
- B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy: for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf:

Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants:

The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency,

contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to District Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid. The CDD reserves the right to subcontract out any and all mulching events.

EXHIBIT B

LANDSCAPE MAINTENANCE MAP

EXHIBIT C

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: _____

In accordance with the solicitation of proposals issued by the (**The Oaks at Shady Creek Community Development District**) Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. General Landscape Maintenance (Part 1)	\$ <u>50,400.00</u>
2. Fertilization (Part 2)	\$ <u>7,756.00</u>
3. Pest Control (Part 3)	\$ <u>2,300.00</u>
4. Irrigation System Monitoring and Maintenance (Part 4)	\$ <u>9,523.00</u>
<u>Full Initial Irrigation Audit with monthly inspections</u>	

Total Yearly Cost for the first year of the above items \$ **69,979.00**

6. Annuals Maintenance/Installation – 4x yearly rotation	\$ <u>2,500.00</u>
7. Top Choice Application (Per Year)	\$ <u>1,450.00</u>

*6 = No Annuals Identified during inspection. Bid number would represent the creation of new beds around the club house

8. Mulching for Tree and Shrub/Groundcover Bed Areas	\$ <u>12,750.00</u>
<i>Estimate of total cubic yards proposed to service the property:</i>	<u>150</u>
<i>Cost of Mulch Per Cubic Yard</i>	\$ <u>85.00</u>

Irrigation Hourly Rate for items not included in the Scope of Services: \$ 130.00

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Scott Herman

Title of Authorized Signatory of Proposer: Director of Business Development


Signature of Authorized Signatory of Proposer: 

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>1,450.00</u> / event
Pond bank mowing, including line-trimming to water's edge: including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>1,200</u> / event Bed detailing, \$ <u>1,100.00</u> / event
Tree Lifting:	\$ <u>900.00</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>1,500.00</u> / event

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ <u>45.00</u> Hour
B.	Bush-Hog w/operator	\$ <u>75.00</u> Hour
C.	Tractor w/operator	\$ <u>150.00</u> Hour
D.	Supervisor with Transportation	\$ <u>90.00</u> Hour
E.	Laborer with hand equipment	\$ <u>55.00</u> Hour
F.	Truck w/driver	\$ <u>85.00</u> Hour
G.	Irrigation Tech	\$ <u>120.00</u> Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$ <u>120.00</u> Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$ <u>120.00</u> Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$ <u>120.00</u> Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$ <u>200.00</u> Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$ <u>120.00</u> Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$ <u>120.00</u> Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>55.00</u> Hour
O.	Lump Sum Mowing (1), entire community	\$ <u>1,450.00</u> Per Mow

1 Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:
Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

\$ 500.00 per Hour

\$ _____ per Hour

\$ _____ per Hour

8) Debris removal equipment unit costs:

\$ 650.00 per Hour

\$ _____ per Hour

\$ _____ per Hour

9) Other emergency/disaster related unit costs:

\$ 250.00 per Hour

\$ _____ per Hour

\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

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

Before me the undersigned authority personally appeared In person, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the BD Manager (Title) of Fieldstone (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the The Oaks at Shady Creek Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

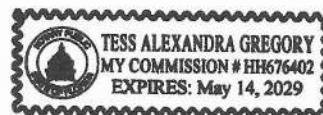
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

[Signature]
Signature of Affiant

Sworn before me on May 31, 2025

[Signature]
Notary Public Signature



Notary Stamp



Juniper

DESIGN | BUILD | MAINTAIN

Landscape Maintenance Proposal:

**The Oaks at Shady
Creek CDD**

Riverview, Florida

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- Sample Reports/Schedules

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- Action Plan & Proposal
- Juniper Advance Mapping

OUR SERVICES

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QUALIFICATIONS

- Certifications & Licenses

PORTFOLIO

- Juniper Communities

Submitted by:

Eileen Grum

Client Relations Manager

Phone: 813-753-0444



May 31, 2026

Dear Alba Sanchez:

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

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

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

We look forward to having the opportunity to work with you and to discuss the enclosed information. If you have any questions, please contact me at 813-753-0444

Thank you,

Eileen Grum
Client Relations Manager

813-753-0444

Eileen.Grum@JuniperLandscaping.com

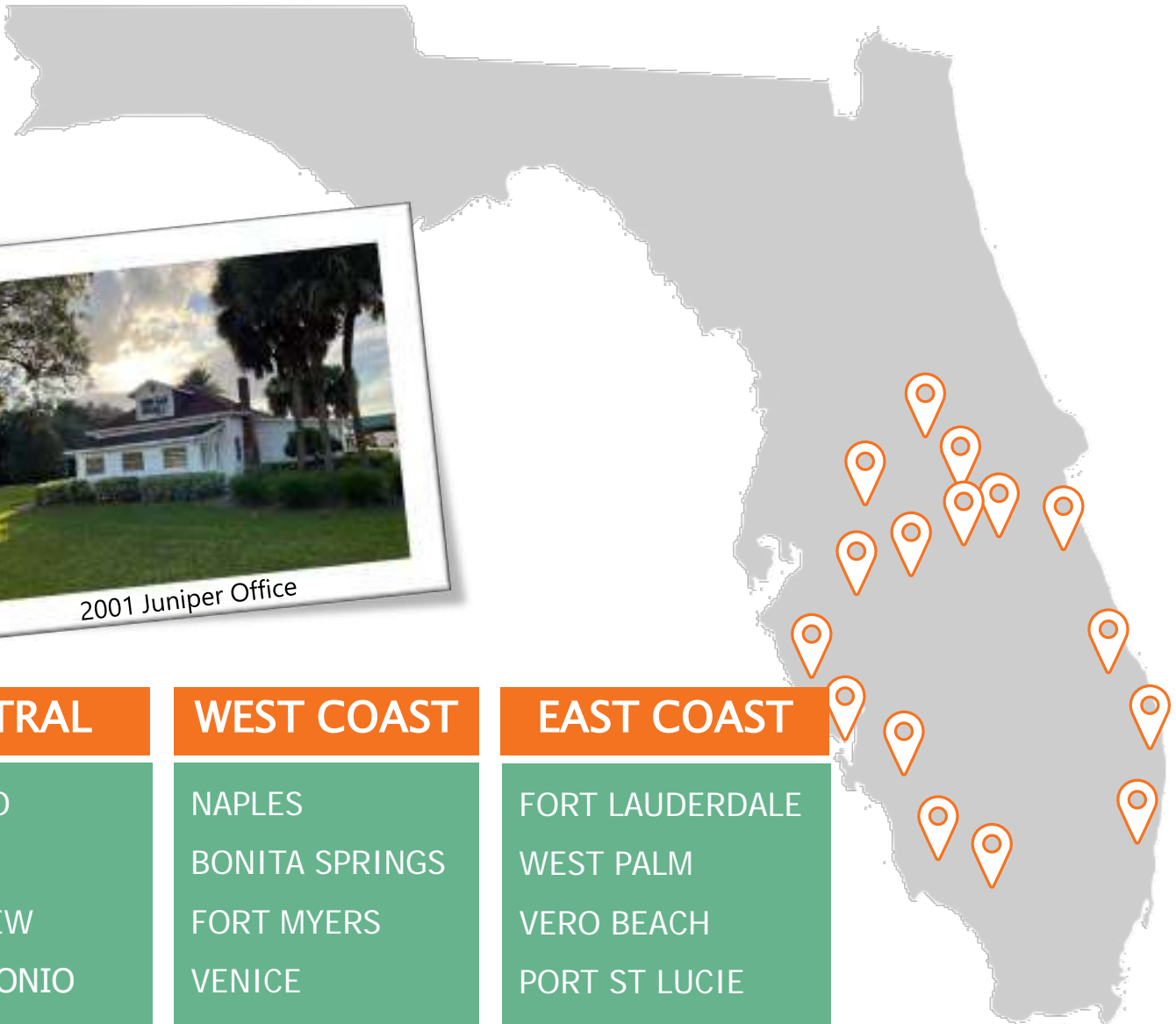
Junipercares.com

ROOTED IN FLORIDA

HOW IT ALL STARTED

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

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



CENTRAL

- ORLANDO
- OCALA
- BELLEVIEW
- SAN ANTONIO
- LAKELAND
- LITHIA

WEST COAST

- NAPLES
- BONITA SPRINGS
- FORT MYERS
- VENICE
- BRADENTON
- TAMPA

EAST COAST

- FORT LAUDERDALE
- WEST PALM
- VERO BEACH
- PORT ST LUCIE
- MELBORNE
- VIERA

COMPANY OVERVIEW

SERVICES & QUALIFICATIONS



DESIGN



BUILD



MAINTAIN



Resources & Qualifications

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



LOCAL BRANCHES

YOUR LOCAL LANDSCAPE EXPERTS

Bradenton

2504 64th Street Court E
Bradenton, FL 34208

Tampa North

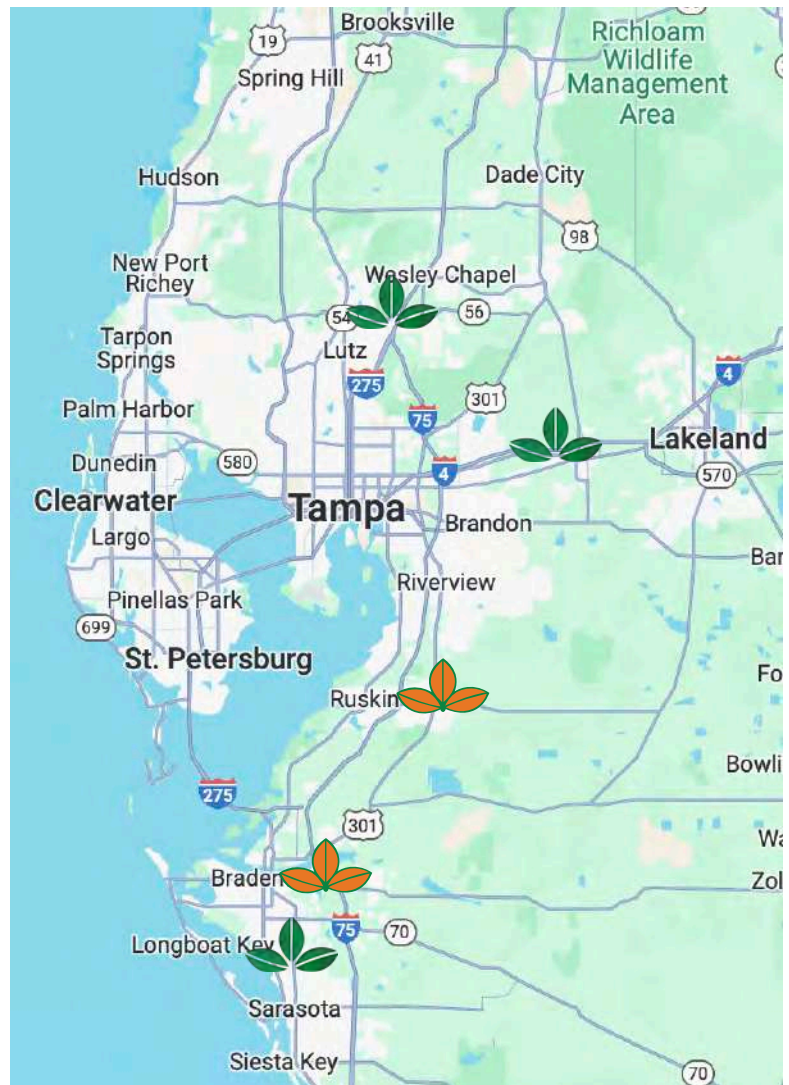
11939 Emmus Cemetery Rd
San Antonio, FL 33576

South Tampa

5574 FL-674 Wimauma,
FL 33598

Tampa East

13050 E US Highway 92
Dover, FL 33527



We provide you with complete landscape services:

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



CLIENT TEAM

RESOURCES



OUR CORE VALUES

DESIGN - SUPPORT TEAM

- IA Certified Irrigation Designers
- Landscape Designers
- Landscape Architects

BUILD - SUPPORT TEAM

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

MAINTAIN - SUPPORT TEAM

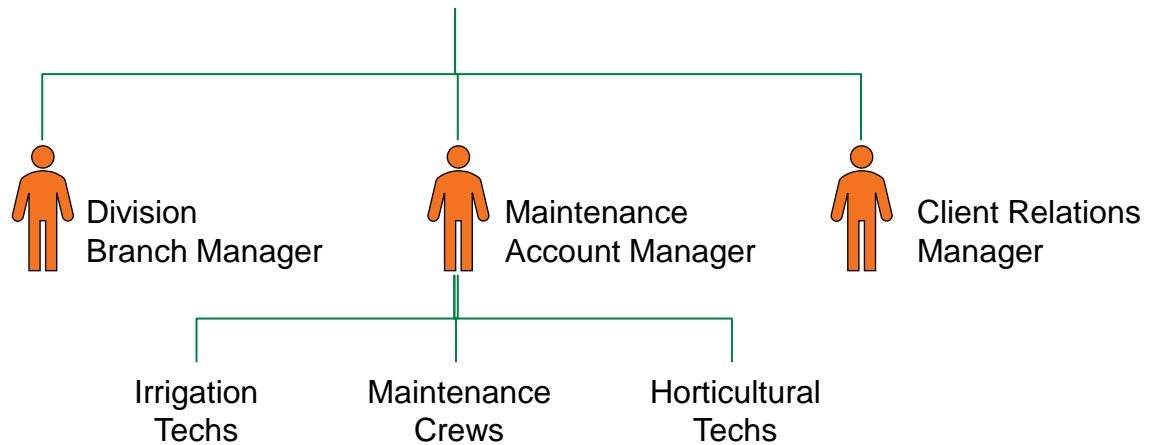
- Certified Horticultural Professional
- State Licensed Certified Pest Control Operator
- State Licensed Irrigation Contractor
- ISA Certified Arborists
- In-House Agronomist

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



JUNIPER CLIENT TEAM

Agenda Page 98



BRANCH MANAGER

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

ACCOUNT MANAGER

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

IRRIGATION TECHNICIAN

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

FERTILIZATION & PEST CONTROL TECHNICIAN

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

TURF MANAGEMENT

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

SHRUB MANAGEMENT

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

FERTILIZATION & PEST CONTROL

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

WATER MANAGEMENT

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

SERVICE REPORTS & MAPS

SAMPLES

Fertilization & Pest Reports

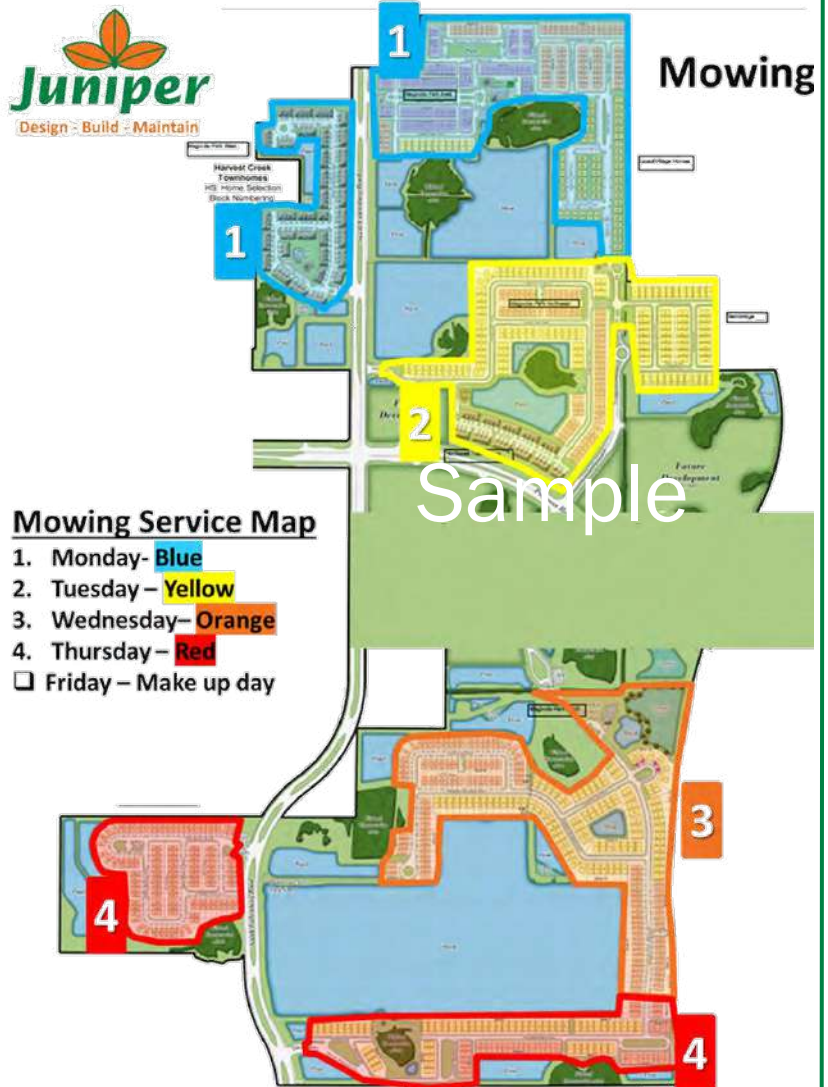
This is a detailed service report form for Juniper. It includes fields for 'Job Name', 'Controller Name', and 'Date'. The main body of the form is a grid for recording service details, with columns for 'Job #', 'Zone', 'Fertilizer', 'Pest Control', and 'Notes'. A large orange and green leaf logo with the word 'SAMPLE' is overlaid on the bottom half of the form.

Regular service schedule maps are created for each community.

Irrigation Reports

This is an irrigation report form for Juniper. It includes fields for 'Job Name', 'Controller Name', and 'Date'. The form contains several tables for recording irrigation data, including 'Start Times', 'Seasonal Adjust', and 'Run Days'. It also has sections for 'Controller Make & Model', 'PDC info', and 'Information' with various checkboxes for maintenance and repairs. A large orange and green leaf logo with the word 'SAMPLE' is overlaid on the right side of the form.

Service Rotation Map





LANDSCAPE MAINTENANCE

■ SERVICE REQUEST MEETING

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

■ JUNIPER ADVANCE PROPERTY MAPPING

Complete drone flight of community and upload mapping.

■ DETAILED PROPERTY REPORT

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

■ SCHEDULE OF SERVICES MAP

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

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

■ PROPERTY MOWING TECHNIQUES

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

■ PROPER PRUNING TECHNIQUES

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

■ WEED CONTROL

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

■ IRRIGATION

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



FERTILIZATION AND PEST CONTROL

■ ADDRESS IMMEDIATE ISSUES

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

■ L&O EVALUATION REPORT

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

■ SOIL TESTING

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

■ CORRECTIVE PLAN

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

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

ANNUAL FLOWER DISPLAY

■ PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS

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



INITIAL IRRIGATION INSPECTION

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

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

FIELD INSPECTIONS

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

PROGRAMMING & OPTIMIZATION

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

CUSTOMER CARE

ON-SITE MANAGEMENT

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

24/7 EMERGENCY SERVICES

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

IN-HOUSE CUSTOMER CARE TEAM

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

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

Option 1:

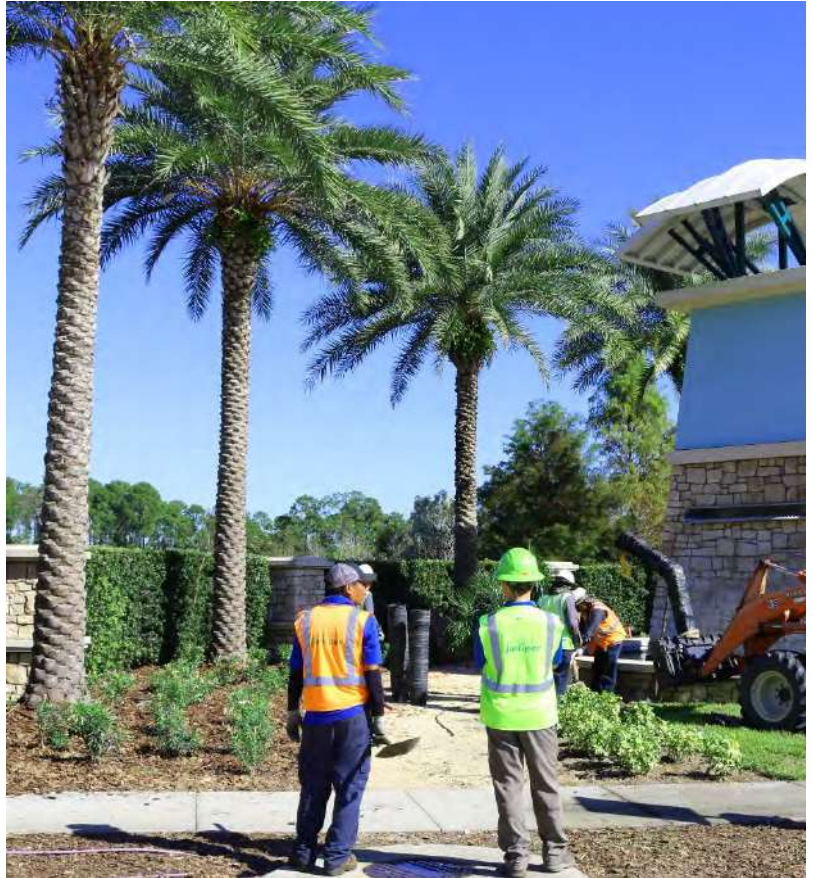
Visit www.junipercares.com and click on "Community Service Request." Create a ticket by following the simple prompts.

Option 2:

Email customerservice@juniperlandscaping.com, noting the concern.

Option 3:

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



JUNIPER SYNC WORK ORDER SYSTEM

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

Highlights

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





THE OAKS AT SHADY CREEK CDD



MEASUREMENT TOTALS

Turf: 437,097 Sq Ft = 10.03 Acres
Bed Area: 79,409 St Ft = 1.82 Acres
Hard Edge: 11,909 LF = 2.26 Miles
Weed Eating: 10,008 LF = 1.90 Miles

JUNIPER MAPPING



TECHNOLOGY THAT MAKES A DIFFERENCE!

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

- Proactively identify potential issues
- Property specific reporting
 - Plant Health
 - Elevation
 - Annotation
 - Issues
- Documentation of improvement

Full Video Walkthrough



Scan the QR code with your cellphone for full walkthrough

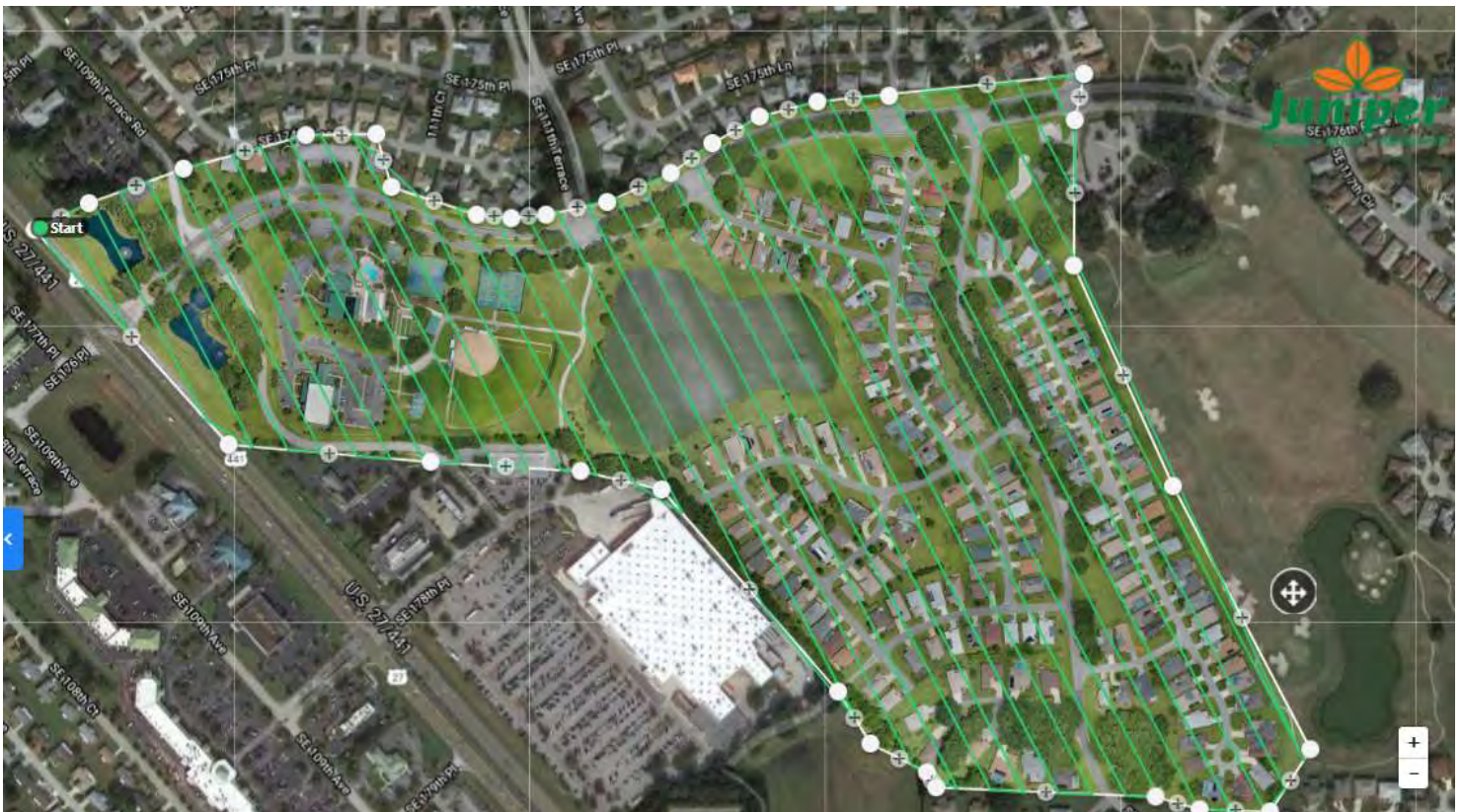
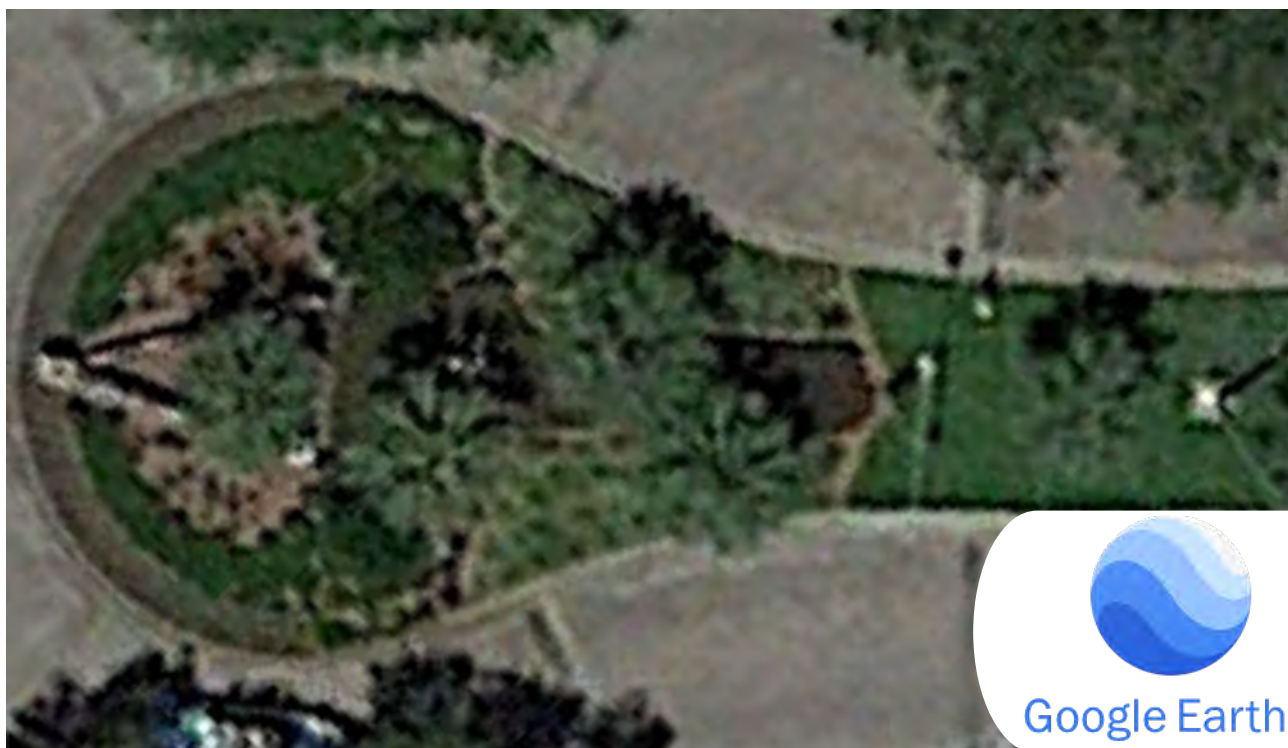




IMAGE QUALITY COMPARISON



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





TRACK IMPROVEMENTS SIDE-BY-SIDE



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



LANDSCAPE MAINTENANCE



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

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



LANDSCAPE INSTALLATION

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

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

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



LANDSCAPE IRRIGATION



STATE LICENSED IRRIGATION CONTRACTOR

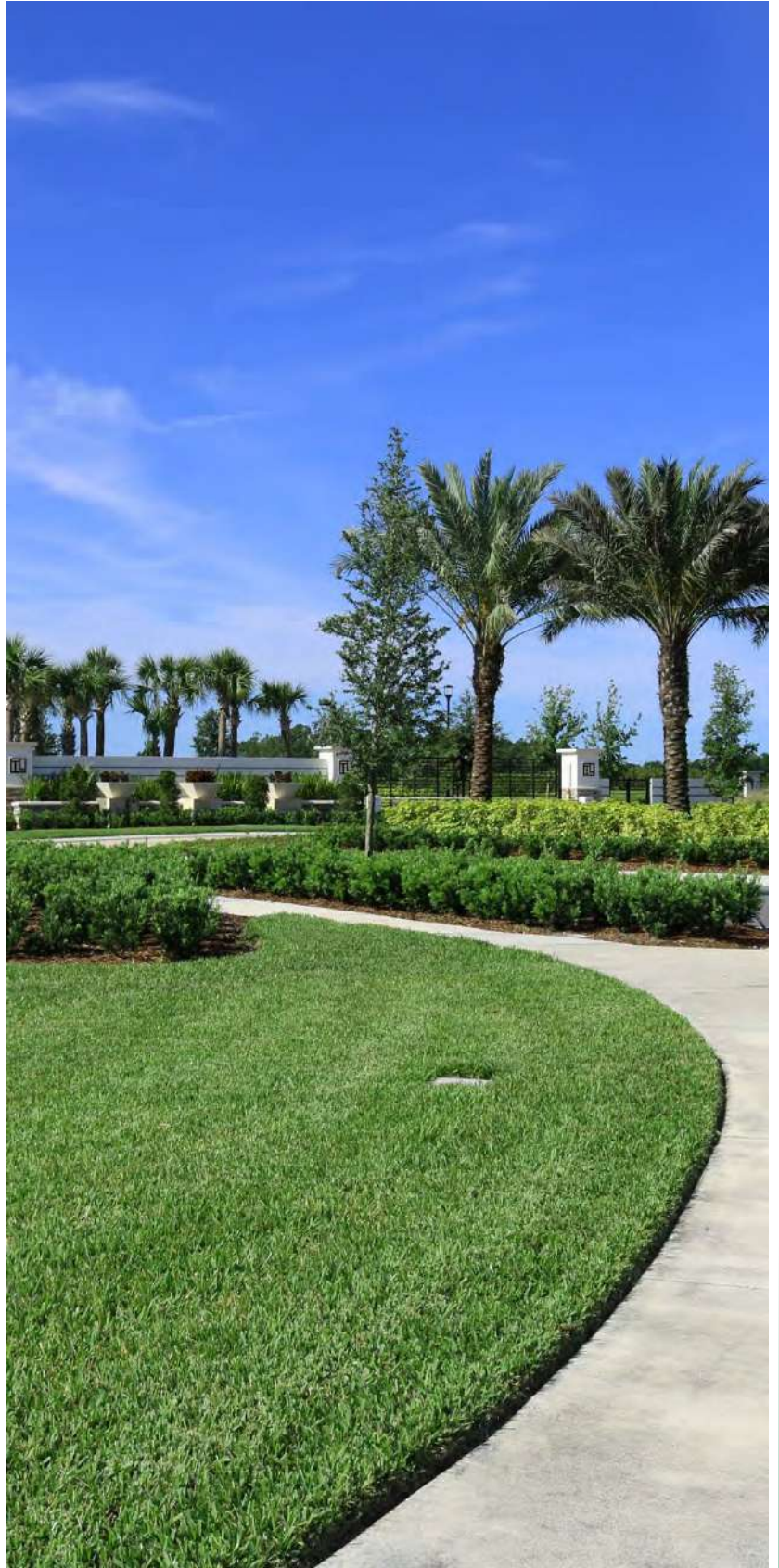
What is a certified irrigation specialty contractor's license?

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

WATER MANAGEMENT

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

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



LANDSCAPE IRRIGATION



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



MAINTENANCE

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

INSTALLATION

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

LANDSCAPE HORTICULTURE



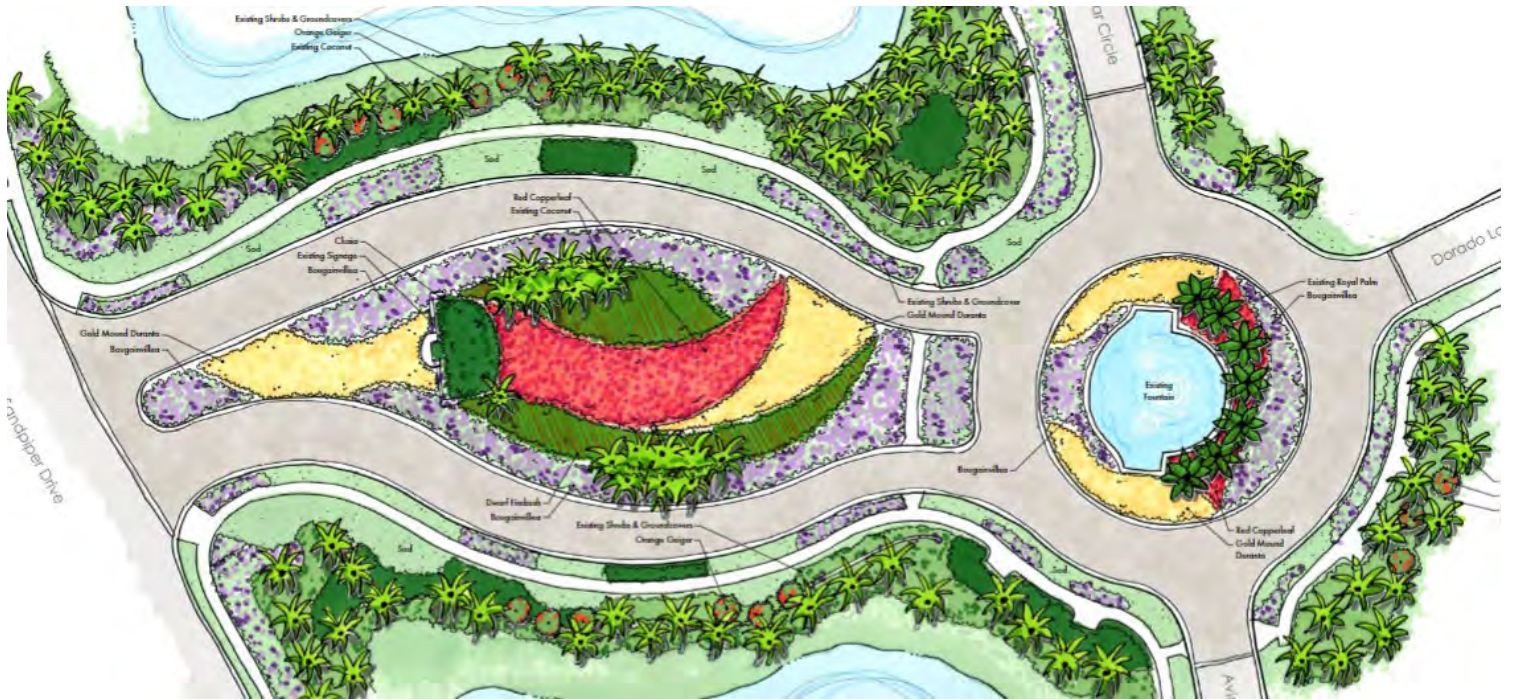
Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.



LANDSCAPE ARCHITECTURE

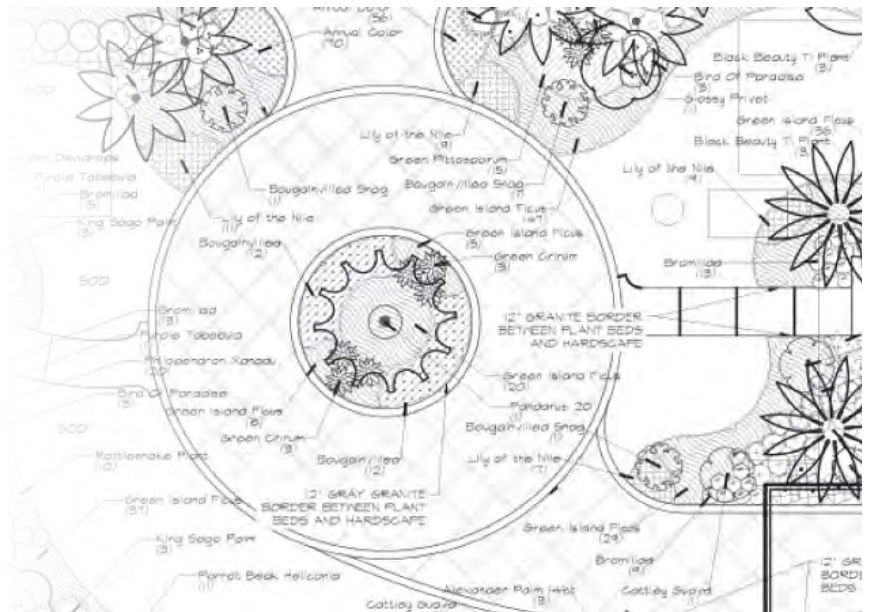
COMPLETE LANDSCAPE ARCHITECTURE & DESIGN SERVICES

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



JUNIPER DESIGN TEAM

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



NURSERY & TREE FARM



**We know it because
we grow it!**

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

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



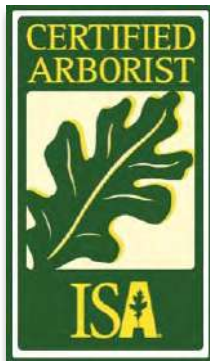
SEASONAL COLOR

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

SEASONAL FLOWER PROGRAM

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

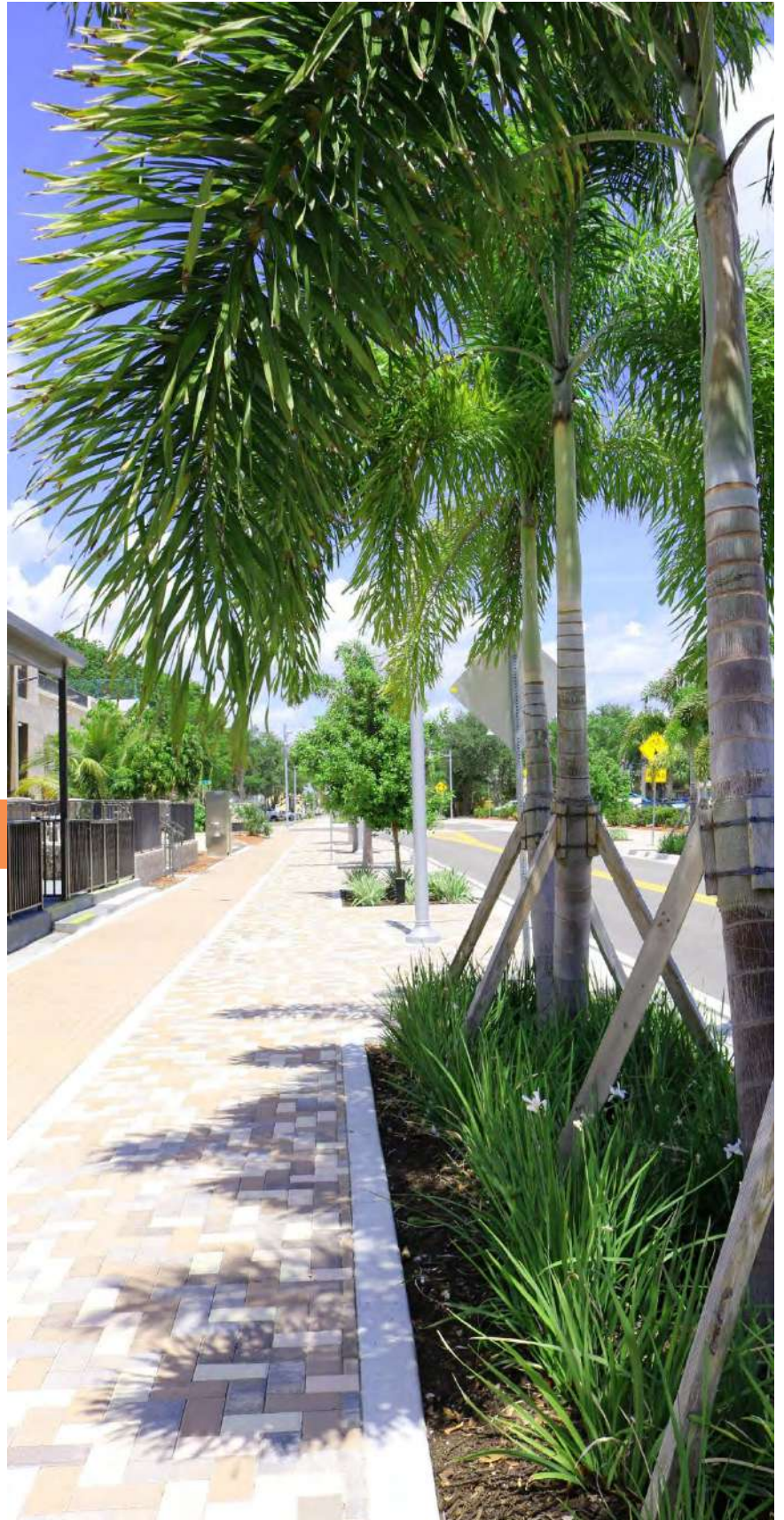




JUNIPER has multiple ISA certified Arborists that are available for everything you may need for your tree health care. Preventive maintenance helps keep trees in good health while reducing any insect, disease, or site problems.

WHY HIRE AN ARBORIST?

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





RESOURCES WHEN YOU NEED THEM MOST!

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



COMPANY RESOURCES

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



COMPLETE SPORTS TURF MAINTENANCE

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

SERVICES

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



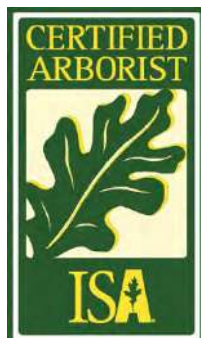
PRESENTATIONS & CEUS AVAILABLE FOR CLASSROOM OR ONLINE LEARNING

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

CURRENT COURSES

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

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



EXCEEDING INDUSTRY STANDARDS!



PINNACLE AWARDS

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

AURORA AWARDS

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

SAND DOLLAR AWARDS

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

SUMMIT AWARDS

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



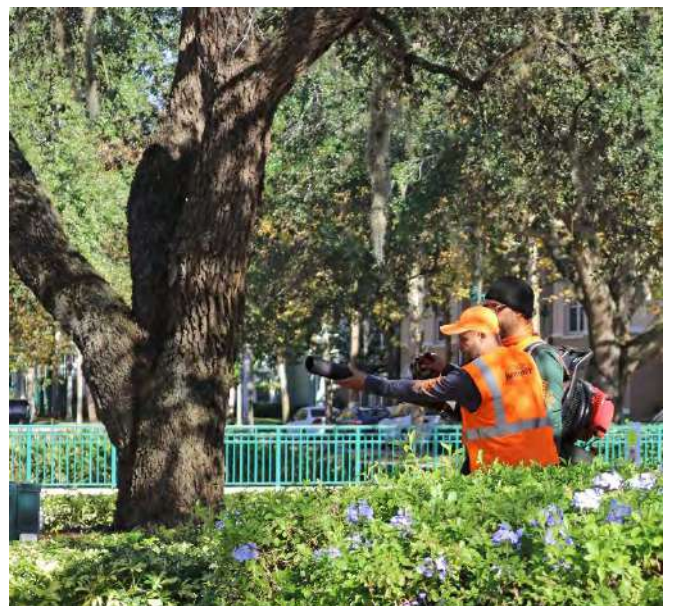
We hold the safety of our clients & our team members in the highest regard. We have implemented a company wide safety program that is administered through our safety coordinator & local branch managers.

Initial Hire Program

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

Safety Training Program

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



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



CERTIFICATIONS & LICENSES

OUR QUALIFIED TEAM

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

CERTIFICATIONS & LICENSES

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




CERTIFICATIONS & LICENSES

The International Society of Arboriculture
 Honors Announces That
Wesley L. Maks
 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

Colleen Phillips
 Colleen Phillips
 ISA Executive Director

6 April 2017	30 June 2021	PA4528A
Issue Date	Expiration Date	Credential Number


The Florida Nursery, Growers & Landscape Association
Confers on
Nicholas Salerno H69 09432
The Title of
FNGLA Certified Horticulture Professional (FCHP)

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

Robert Sullivan FNGLA President
Mary Holt FNGLA Certification Director

State of  Florida
 Department of Agriculture and Consumer Services
 Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
 Number: JF319874
CHRISTOPHER CARL RICHARDS

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice Lawn and Ornamental in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

In Testimony Whereof, Witness this signature of Nicholas Fried on December 15, 2021
Nick Fried
 NICHOLE "NIKKI" FRIED
 Commissioner of Agriculture

Chief Bureau of Licensing and Enforcement
 THOMAS LAMBERT



North Carolina State University
Agricultural Institute

On the recommendation of the Faculty and by virtue of the authority vested in them, the Trustees of the University have conferred upon
Kyle James Leverette
 the degree of
Associate of Applied Science
in Turfgrass Management

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

Mary Anne Foy President
Johnny C. Wynn Director of the College of Agriculture and Life Sciences
Kenneth L. Edrington Associate Director of Academic Programs
John C. Arnold Assistant Director of Academic Programs and Director of the Agricultural Institute





The Florida Nursery, Growers & Landscape Association
Confers on
Kyle Leverette H62 12112
The Title of
FNGLA Certified Horticulture Professional (FCHP)

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

Ed Barr FNGLA President
Mary Holt FNGLA Certification Director

Ron DeSantis, Governor
 Halsey Beahm, Secretary
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

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

STANLEY, DARRELL EUGENE
 JUNIPER LANDSCAPING OF FLORIDA, LLC
 5880 STALEY RD
 FORT MYERS FL 33905

LICENSE NUMBER: SCC131152351
EXPIRATION DATE: AUGUST 31, 2022
 Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
 This is your license. It is unlawful for anyone other than the licensee to use this document.





CERTIFICATE OF LIABILITY INSURANCE

Agenda Page **425** DATE (MM/DD/YYYY)
07/01/2025

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

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

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

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

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

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

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

CERTIFICATE HOLDER**CANCELLATION**

FOR BIDDING 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



ADDITIONAL REMARKS SCHEDULE

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

ADDITIONAL REMARKS

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

INSURERS AFFORDING COVERAGE/NAIC #

INSURER G: Gemini Insurance Company (10833)

INSURER H: Capital Specialty Ins Corp ()

Leased & Rented Equipment and Installation Floater:

Carrier: Munich Re Syndicate 457 at Lloyd's of London

Policy#: 01MRM0001043-00

Dates: 07/01/2025 - 07/01/2026

Leased & Rented Equipment Limit/Deductible: \$500,000 / \$2,500

Installation Floater Limit/Deductible: \$250,000 / \$1,000

The above captioned policies include coverage for the following entities:

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

LEADERSHIP TEAM



Brandon Duke
Chief Executive Officer

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

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

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



Dan DeMont
Chief Revenue Officer

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

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

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



Jake Rubin
Chief Operations Officer

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

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

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

CLIENT REFERENCES

The Starkey Ranch Community Development District

Management | Wrathall, Hunt & Associates

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

Triple Creek Community Development District

V.P. Management | Rizzetta & Company, Inc

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

Estancia at Wiregrass Community Development District

V.P. Management | GMS

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

Cory Lakes Community Development District

KAI Management

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

Harrison Ranch Community Development District

Management | Rizzetta & Company, Inc.

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

Venetian Community Development District

Management | Rizzetta & Company, Inc.

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

CLIENT REFERENCES

Heritage Isles Golf & Country Club Community Development District

Management | Inframark

Telephone | (813) 907-7388

Contract Start Date | October 1, 2009

Contact | Rich Unger, Director of CDD Operations

Email | HIManager@hicdd.org

Contract Value | \$166,600.00

Panther Trace Community Development District

Management | Vesta Property Services

Telephone | (813) 671-8023

Contract Start Date | November 1, 2015

Contact | Monica Vitale, Facilities Director

Email | monicavitalecam@gmail.com

Contract Value | \$259,974.00

Watergrass | Community Development District

Management | Inframark

Telephone | (813)-295-5455

Contract Start Date September 1, 2017

Contact | Mark Vega

Email | mark.vega@inframark.com

Contract Value | \$162,650.00

Heritage Isle CDD

Brian Mendes, District Manager-Rizzetta

bmendes@rizzetta.com | (407) 472-2471

6800 Legacy Blvd. Viera, Florida 32940

Value | \$350,000+ (2 years of service)

Full maintenance service of over 1289 homes
and CDD common areas

Beaumont CDD

Tammy Collins, Property Manager-Real Management

Tammy.Collins@evergreen-lm.com

(860) 997-9030

7802 Penrose Place Wildwood, Florida 34785

Value | \$500,000+ (3 years of service)

Full service maintenance of all CDD common areas,
homes and townhomes.

CLIENT REFERENCES



Jonathan Pentecost
Division President
SW FL

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

Rhonda Brewer
V.P. Community
Development

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

Mike Lewis
V.P. Purchasing,
Design &
Architecture

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

John R. Peshkin
Managing Principle

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

Bob Koenig
Vice President

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

JUNIPER CARES



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



Juniper

CARES 





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



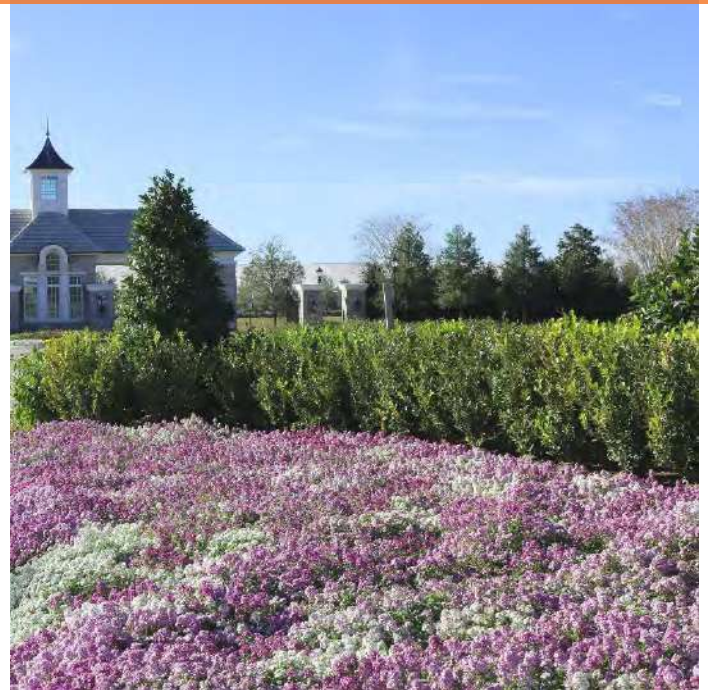
Imagine an entire industry coming together, to serve and to give, for the sole purpose of creating a positive impact locally and around the world. This is Industry Collective.

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





WORLD EQUESTRIAN CENTER



PORTFOLIO: CUSTOM DESIGN

Agenda Page 134



CONNORS RESIDENCE



ADDITIONAL INFO

PORTFOLIO: CUSTOM DESIGN

Agenda Page 135



THE BOATHOUSE



ADDITIONAL INFO

PORTFOLIO: CUSTOM DESIGN



KOOP RESIDENCE



ADDITIONAL INFO



BEFORE

COMPUTER RENDERINGS



AFTER



May 31, 2026

**THE OAKS AT
SHADY CREEK CDD
Submittal Requirements**

a. COMPANY INFORMATION

- i. Name of Company - Juniper Landscaping
- ii. Headquarters /Parent Company Locations
 - a. JUNIPER-4415 Metro Parkway, Suite 300, Ft. Myers, FL 33916
- iii. Office locations and total number of employees at each
 - a. JUNIPER has 30 locations with over 3,000 employees
THE OAKS AT SHADY CREEK CDD will be serviced out of our Dover Branch office consisting of roughly 100 employees
- iv. Local Address and Phone Number
 - a. 13050 E. US Hwy 92, Dover, Florida 33527 813-757-6500
- v. History of the Company
 - a. Juniper was established in 2001 by Mike Duke
- vi. Organizational Chart
 - a. JUNIPER
 - i. See Executive Team Bios in Bid Package
- vii. Proof of Insurance
 - a. See Certificate of Insurance in Bid Package

b. QUALIFICATIONS AND STAFFING

- i. JUNIPER services over 30 CDD's in West Central Florida
 - a. Most notable CDD's in the southern portion of Hillsborough County include;
 - *Covington Park CDD*
 - *Triple Creek CDD*
 - *Panther Trace I + II CDD*
 - *Hawks Pointe CDD*
 - *River Bend CDD*
 - *Parkway East CDD*
- ii. Our approach is pretty basic in nature, the process will include consulting with Field Services identifying priorities and critical needs. Path of Motion plan will be incorporated into an overall production plan to make full use and efficiency of onsite personnel. We will also lay out a 30-60-90 plan tailored to THE OAKS AT SHADY CREEK CDD outlining maintenance and recovery efforts.

We pride ourselves on being very communicative. Our communication is a big part of why have been so successful. Our employee retention rate is also a big factor as well. Because of our previous experience with the THE OAKS AT SHADY CREEK CDD community at both the field and management level we have a lower and shortened learning curve over other contractors without any experience within the community which drives results and improvements sooner rather than later. As for subcontractor use, if we were to subcontract anything it would be mulch and annual installations depending on time of year of requested service, otherwise all services are performed in-house.

iii. Staff Team to be assigned to THE OAKS AT SHADY CREEK CDD

Supervisors, who will be onsite;

Johnny Castillo, Production Manager 1x per week

David Manfrin, Account Manager 2x per month (min)

Technical personnel, who will be onsite;

Irrigation Tech (1-2 techs) 1x per month – inspection; service calls as needed.

Agronomy Tech (1-2 techs) 1x per month; service calls as needed

Laborers, who will be onsite;

4-5 Maintenance crew 42x per year

iv. Name, title, number of years of service, specific services each will have primary responsibility over, and relevant education and work experience

- a. James Jordan – RM – oversees the region and has communications set up to receive emails and notices from the clients. 35 years experience in all facets of landscaping/ irrigation/ agronomy
- b. Garth Rinard – BM – oversees the branch on a daily basis. 39 years experience in all facets of landscaping/ irrigation/ agronomy
- c. David Manfrin – AM – oversees the jobsite on a daily/ weekly basis. Directs all services on the site; landscaping/ irrigation/ agronomy. 24 years experience with 15 years direct irrigation field and management experience. Hunter and Rainbird certified 2-wire technician and diagnostics
- d. Sam Martel – Irrigation Manager – oversees all irrigation technicians and provides monthly wet check reports. 30 years experience. State Certified Irrigation Contractor License
- e. David Mason – Agronomy Manager – oversees all agronomy operations, supported by 4 full time technicians at the branch. 20 years experience.

v. For the proposed Account Manager include: David Manfrin

- a. Number of CDD's he is responsible for: 5 – Panther Trace I + II CDD; Hawks Point CDD; River Bend CDD; Parkway East CDD. Note: Upon successful award of contract we will adjust AM assignments to provide fewer distraction from THE OAKS AT SHADY CREEK CDD operations.
- b. Panther Trace I + II CDD– Panther Trace I CDD). Inspection based program (OLM). Zero failed inspections over 3 year term as Account Manager.
- c. David has 20+ years of experience with all of it being in West Central Florida with
- d. David holds a pesticide certification

vi. How often site visits will be performed and how often the Account Manager will meet with District Management

- a. Site visits by Production Manager will be minimal 3x per week, supplemented by the AM a minimum of 2x per week. Agronomy and Irrigation oversight will be 2-3 times per month or more frequent if conditions dictate. will be several times per month, with a monthly self-performed site audit to be completed, in writing. There will also be written wet check and

- agronomy reports.
- b. How any issues arising after business hours will be handled
 - 1. After hours items are handled through the Juniper customer service department.
 - c. Backup plan for situations the Account Manager is unavailable
 - 1. If account manager is unavailable, his communications are directed to the branch manager
 - 2. After that they go to the regional manager
 - d. Escalation procedures and contact information if there are any concerns regarding the assigned Account Manager or staff
 - 1. First person to contact would be the branch manager. After that they go to the regional manager.

EXHIBIT C

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: JUNIPER LANDSCAPING

In accordance with the solicitation of proposals issued by the (**The Oaks at Shady Creek Community Development District**) Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer’s proposal:

- | | |
|--|---------------------|
| 1. General Landscape Maintenance (Part 1) | \$ <u>62,400.00</u> |
| 2. Fertilization (Part 2) | \$ <u>6,000.00</u> |
| 3. Pest Control (Part 3) | \$ <u>1,800.00</u> |
| 4. Irrigation System Monitoring and Maintenance (Part 4) | \$ <u>5,400.00</u> |

Total Yearly Cost for the first year of the above items align="right">\$ 75,600.00

- | | |
|--|------------------|
| 6. Annuals Maintenance/Installation – 4x yearly rotation | \$ <u>300.00</u> |
| 7. Top Choice Application (Per Year) <u>\$1800.00</u> | |

8. Mulching for Tree and Shrub/Groundcover Bed Areas	\$ <u>22,050.00</u>
--	---------------------

Estimate of total cubic yards proposed to service the property: 350

Cost of Mulch Per Cubic Yard align="right">\$ 63.00

Irrigation Hourly Rate for items not included in the Scope of Services: align="right">\$ 65.00

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer’s proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Eileen Grum

Title of Authorized Signatory of Proposer: CRM


Signature of Authorized Signatory of Proposer: 

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$	800.00	/ event
Pond bank mowing, including line-trimming to water's edge: including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$	350.00	/ event Pond Mow
	\$	2,100.00	/ event Bed Detail
Tree Lifting:	\$	1,600.00	/ event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$	1,250.00	/ event

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ <u>50.00</u>	Hour
B.	Bush-Hog w/operator	\$ <u>75.00</u>	Hour
C.	Tractor w/operator	\$ <u>75.00</u>	Hour
D.	Supervisor with Transportation	\$ <u>55.00</u>	Hour
E.	Laborer with hand equipment	\$ <u>50.00</u>	Hour
F.	Truck w/driver	\$ <u>50.00</u>	Hour
G.	Irrigation Tech	\$ <u>65.00</u>	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ <u>50.00</u>	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ <u>55.00</u>	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ <u>55.00</u>	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ <u>55.00</u>	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ <u>55.00</u>	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ <u>55.00</u>	Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>50.00</u>	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>2100.00</u>	Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:
¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

\$ 65.00 Laborers _____ per Hour

\$ 65.00 Foremen/Driver _____ per Hour

\$ 70.00 Supervisor _____ per Hour

8) Debris removal equipment unit costs:

\$ 125.00 Truck w/Trailer _____ per Hour

\$ 250.00 Grapple Truck _____ per Hour

\$ 250.00 Bucket Truck _____ per Hour

9) Other emergency/disaster related unit costs:

\$ determined @scale Dump Fee per Hour

\$ _____ per Hour

\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

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

Before me the undersigned authority personally appeared M. Brandon Duke, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the CEO (Title) of Juniper Landscaping (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the The Oaks at Shady Creek Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

[Handwritten Signature]
Signature of Affiant

Sworn before me on April 17, 2025

[Handwritten Signature]
Notary Public Signature



Notary Stamp





NewLeaf

HORTICULTURE

**LANDSCAPING | IRRIGATION |
ARBORCULTURE | INSTALLATIONS |
FERTILIZATION & PEST CONTROL**

**LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICE PROPOSAL:**

THE OAKS AT SHADY CREEK CDD

PREPARED FOR

**THE OAKS AT SHADY CREEK CDD BOARD OF SUPERVISORS
AND:**

Alba Sanchez | District Manager
Inframark - District Management Services

2005 Pan Am Circle
Suite 300, Tampa, FL

Proposal Date:
31 May 2026



May 31, 2026

Dear Board of Supervisors,

On behalf of NewLeaf Horticulture, thank you for the opportunity to participate in the landscape and irrigation maintenance RFP process for your community. NewLeaf values the opportunity to be considered and does not take that consideration for granted.

We are excited about the possibility of contributing to the beauty, functionality, and long-term sustainability of your community's landscape. We understand the importance of maintaining and enhancing the natural environment in a manner that supports both curb appeal and quality of life for residents and visitors.

NewLeaf welcomes the opportunity for Board members and District representatives to visit the communities the company currently maintains and see the results firsthand. The quality and presentation of those properties speak to the pride, consistency, and level of care NewLeaf brings to its work each day.

Thank you again for including NewLeaf in this process and for the opportunity to present this proposal. NewLeaf would be honored to partner with the District and looks forward to the possibility of serving your community. Please feel free to contact the team with any questions or if additional information would be helpful.

Warm regards,

Dustin Heflin | USMC Retired
Regional Manager
NewLeaf Horticulture
813-313-6649
dustin@newleafstandards.com



THE BLUF

BOTTOM LINE UPFRONT



NewLeaf Horticulture is locally owned and operated right here in Wimauma, FL, so your community benefits from minimal windshield time, competitive pricing, and fast response when time-sensitive issues arise.

As native Hillsborough County residents, the team works where they live, focusing their efforts in the local area rather than stretching resources across the state.

Your community receives full in-house service from a certified pest control operator, a licensed arborist, and a dedicated irrigation team, never subcontractors, ensuring consistent quality and accountability.



Simple irrigation repairs, including pop-up heads, drip line, and bubblers, are included in the service with no additional invoice charges, simplifying budgeting and avoiding surprise add-ons.

To keep boards and managers informed, NewLeaf provides monthly maintenance reports that document what has been done, and any issues that need attention.

Because NewLeaf is not beholden to distant shareholders, its success is tied directly to the health, appearance, and satisfaction of the communities it serves. We partner with neighbors to enrich the places we all call home.

ABOUT THE COMPANY



COMPANY NAME

NewLeafHorticulture (formerly South County Landcare)

HEADQUARTERS LOCATION

1133 South County Rd 579 Wimauma, FL

PHONE

813-516-8556

EMPLOYEES

50

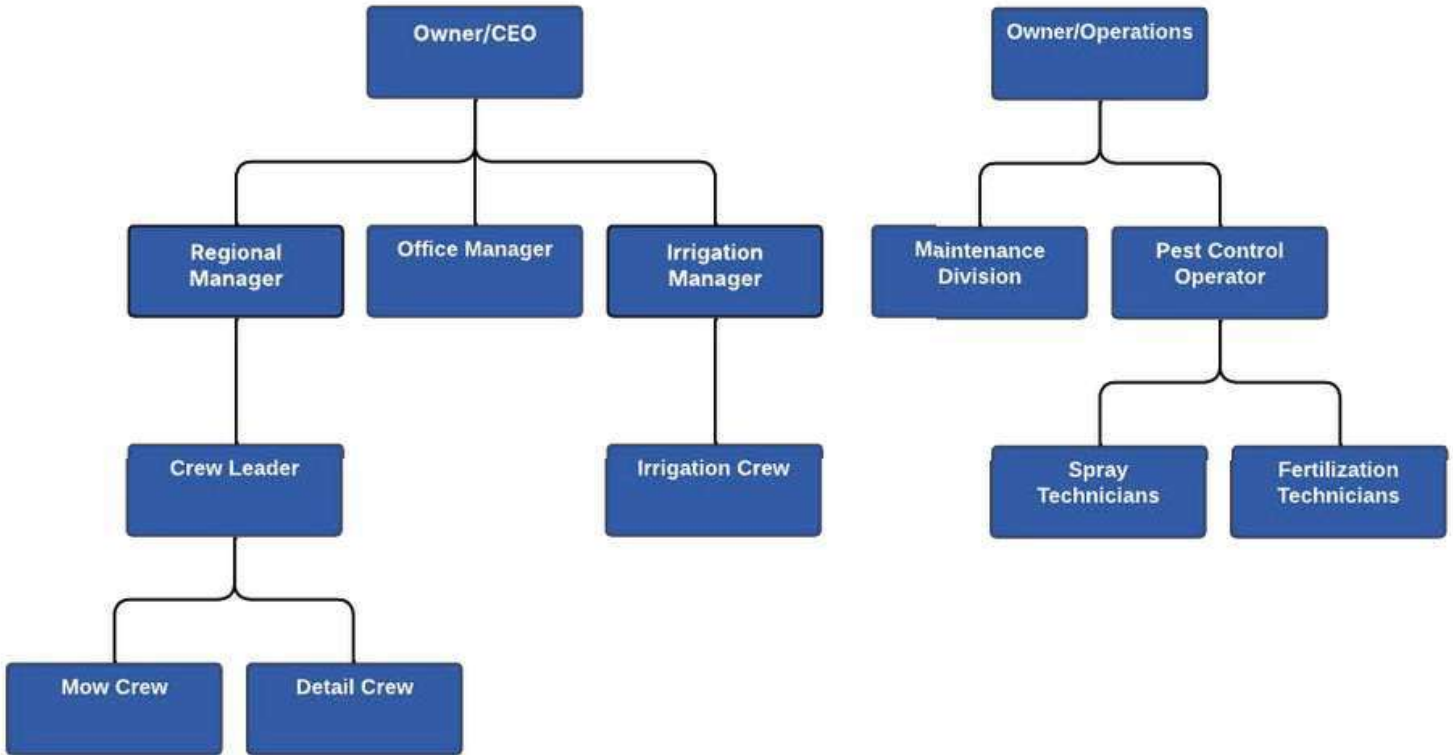
HISTORY OF THE COMPANY

Founded by co-owners Jessica and Paul Urbanek, NewLeaf Horticulture is built on more than 25 years of deep roots in commercial landscape management and lasting relationships with the communities they serve. What began as South County Landcare grew steadily through attentive care, reliable communication, and a genuine commitment to the properties and people they work with.

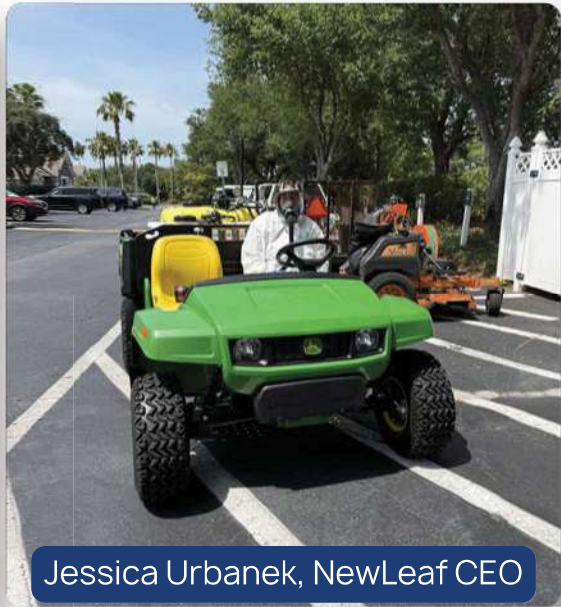
After Paul was seriously injured in a car accident, the family and business entered a season of transition. Paul shifted his focus to training, safety protocols, and maintenance oversight, ensuring crews uphold the same standards he built in the field. Jessica, who had already been working hands-on with communities throughout the area, stepped into the role of CEO and became the driving force behind daily operations and long-term planning.

Together, they chose to rebrand as NewLeaf Horticulture, a reflection of renewal, resilience, and a fresh commitment to the communities that have supported them through the years. Under Jessica's leadership, the company continues to grow those relationships with refined processes, higher standards, and the same personal attention that has always defined their work. NewLeaf doesn't just maintain properties; the team partners with the communities they serve.

ORGANIZATIONAL CHART



NewLeaf is a company where leadership stays directly connected to day-to-day field operations, ensuring fast decisions and practical solutions that reflect real on-site conditions. It also provides residents and board members direct access to company leadership if necessary, which is rare with larger regional or national providers. This structure supports faster response times, more accountability, and a more personal, relationship-driven level of service for the community.



Jessica Urbanek, NewLeaf CEO

QUALIFICATIONS & STAFFING



Ability to Perform Scope of Service

NewLeaf Horticulture is well qualified to perform the requested Scope of Services based on its leadership's long-standing experience in commercial landscape maintenance, operational oversight, and service to Community Development Districts. The company's management structure, field supervision, and client service approach are designed to provide consistent quality, responsive communication, and accountability at every level of service delivery.

Founded by Jessica and Paul Urbanek, NewLeaf Horticulture is led by professionals with more than 25 years of experience in commercial landscaping. Jessica Urbanek serves as CEO and primary operational lead, while Paul Urbanek provides oversight in the areas of training, safety, and maintenance standards, creating a leadership structure that supports both day-to-day execution and long-term service consistency. NewLeaf's qualifications are further reflected in its emphasis on capacity, safety, oversight systems, and defined staff responsibilities, all of which are common benchmarks in evaluating landscape maintenance providers.

Current CDD Experience

NewLeaf Horticulture is currently providing landscape maintenance services for six Community Development Districts. Please see our listed partnerships on page 16 of this proposal document. There you will find references with contact information for each community.

NewLeaf's current CDD experience has given the company a strong working understanding of the expectations associated with common area maintenance, irrigation monitoring, reporting, communication with management representatives, and response to community concerns. This experience supports a service model that is organized, proactive, and aligned with the operational standards expected by Districts and their management teams.

No Subcontractor Labor

NewLeaf Horticulture intends to self-perform the services described in the Scope of Services, using its own management, field personnel, equipment, and operational oversight. If a specialty or licensed trade service becomes necessary outside the company's normal scope, NewLeaf will coordinate that work directly and remain fully responsible for communication, scheduling, and quality assurance.

QUALIFICATIONS & STAFFING



Our operations are led by a licensed Arborist and Certified Pest Control Operator who oversees all horticultural and pest management practices within our company. All team members receive direct training from him and maintain active PCO cardholder status, ensuring full compliance with industry regulations and the highest standards of safety, quality, and environmental care.

QUALIFICATIONS & STAFFING



Assigned Staff Team

NewLeaf Horticulture will assign a dedicated team to the District consisting of management personnel, field leadership, and support staff appropriate to the size and needs of the property. Each team member will have clearly defined responsibilities to ensure continuity of service, efficient communication, and consistent quality control.

Your NewLeaf Team

Jessica Urbanek, Co-Owner and Chief Executive Officer — Jessica has more than 25 years of experience in commercial landscape management and serves as the primary operational leader of NewLeaf Horticulture. She oversees daily operations, client communication, service coordination, and overall performance standards, helping ensure that each community receives attentive management and consistent follow-through. Her leadership reflects the company's commitment to strong relationships, responsive service, and well-managed properties.

Paul Urbanek, Co-Owner - With more than 25 years of commercial landscaping experience, Paul Urbanek provides NewLeaf Horticulture with seasoned technical leadership in specialized service areas. He oversees the company's Arborist team and pest control operations, including fertilization and herbicide applications. While not responsible for routine field operations, Paul plays a key oversight role in ensuring these services are performed in accordance with industry standards, regulatory requirements, and the company's quality expectations.

Dustin Heflin, Regional Manager / Assigned Site Manager - Dustin serves as Regional Manager for NewLeaf Horticulture and will provide direct oversight as the assigned Site Manager for the District. With four years of field/site management experience, he currently manages five Community Development District accounts (Belmont, South Fork, South Fork East, South Fork III & Rivercrest) and is responsible for property inspections, quality assurance, field coordination, client communication, and timely follow-through on service needs. As a retired Marine Corps veteran and former certified Meteorologist, Dustin brings a disciplined, analytical, and detail-oriented approach to landscape management. His certifications include GI-BMP, Limited Urban Commercial Fertilizer Applicator, and Florida-Friendly Landscaping Certified Professional.

QUALIFICATIONS & STAFFING



Site Visits and Communication Plan

Site Visits and Meetings

The assigned Site Manager (a resident of South Fork III) will perform site visits on a weekly basis and will attend the District's monthly CDD meetings. Ongoing communication will also be maintained with the District Manager and Field Inspection Coordinator to review property conditions, coordinate priorities, and address any service-related issues in a timely manner.

After-Hours Response

After-hours issues will be evaluated based on urgency, safety concerns, accessibility, and potential property damage. Emergency matters such as major irrigation failures, storm-related hazards, blocked access, or other public safety concerns will be escalated immediately for response, while non-emergency items will be documented and addressed the next business day unless immediate follow-up is necessary. The District's designated after-hours contact number for NewLeaf will be: 813-516-8556.

Backup Plan

If the assigned Site Manager is unavailable, NewLeaf will provide coverage through a designated backup manager or operations leader familiar with the District's property, schedule, and active service items. The backup contact for this District will be Jessica Urbanek.

Escalation Procedures and Contact Information

NewLeaf maintains a clear escalation process to address any concerns regarding the assigned Site Manager or service staff in a timely manner. Escalation contacts are as follows: first point of contact, Dustin Heflin, Site Manager; executive escalation, Jessica Urbanek, Owner/CEO.

CERTIFICATE OF LIABILITY INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/8/2025

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

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

PRODUCER Veritas Financial Group 139 S Pebble Beach Blvd ste 203 SUN CITY CENTER FL 33573		CONTACT NAME: Sheena Barrios PHONE (A/C, No, EXT): 813-219-1353 FAX (A/C, No): E-MAIL ADDRESS: sheena@veritas-financial.com	
INSURED Southern County Landare Inc, DBA New Leaf Standards Rubber Meets the Road LLC PO BOX 660 WIMAUMA FL 33598-0641		INSURER(S) AFFORDING COVERAGE INSURER A : Natilus INSURER B : Kemper INSURER C : Natilus INSURER D : Geico INSURER E : INSURER F :	

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

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

LINE	TYPE OF INSURANCE	ADDITIONAL SUBROGATION WAIVED	POLICY NUMBER	POLICY EFFECT DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> LOC <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	NN1897825	09/05/2025	09/05/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ included \$ 1,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	50026776501	09/01/2025	09/01/2026	BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS <input type="checkbox"/> CLC/CALUMRS-MADE		AN1360779	09/05/2025	09/05/2026	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ALL PERSONS EMPLOYED BY EXECUTIVE Y/N OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y			PER STATUTE OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	Automobile Liability - scheduled auto		9300203471	09/05/2025	09/05/2026	CSL 3,000,000

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

CERTIFICATE HOLDER BELMONT community development district 4530 Eagle Falls Place Tampa FL 33619	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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30-60-90

THREE PHASE TRANSITION



DAY 1 - 30

STABILIZE & DOCUMENT

- Perform a full property walkthrough to document turf condition, plant health, irrigation layout, wells, pressure issues, and safety concerns, creating a photographic and written baseline.
- Map the irrigation system by zone (rotors, sprays, drip, bubblers), verify controller programming, test each zone for coverage and pressure, and confirm all wells, pumps, and backflow devices are operating correctly.
- Begin corrective mowing, edging, and trash/debris removal to establish a clean appearance, and apply a selective herbicide treatment to turf and designated planting beds where weeds are present.
- Trim hedges and ornamental shrubs to clear sightlines and structures while preserving natural form, and identify palms that need structural or safety pruning.
- If seasonally appropriate, string trim (weed eat) pond banks and other water's-edge areas where access, safety, and erosion risk allow, following Florida-Friendly practices to keep debris out of water bodies.



30-60-90

THREE PHASE TRANSITION



DAY 31 - 60

CORRECT AND OPTIMIZE

- Refine the irrigation zone map, label valves and controllers where necessary, and adjust run times and frequencies by zone based on plant type, sun exposure, and soil, ensuring uniform coverage and efficient use.
- Address priority irrigation repairs (mainline breaks, broken heads, clogged nozzles, stuck valves, misaligned heads) and verify that well recovery and system pressure support peak demand watering windows.
- Apply a follow-up selective herbicide treatment where needed, and, if appropriate for the season, integrate fertilization aligned with Florida-Friendly guidelines to support recovery of desired turf and plant material.
- Perform detail pruning of hedges and ornamental plants to establish height, width, and layering standards, and complete necessary palm pruning to industry best practices (avoiding over-lifting and "hurricane cuts").
- Rotate annual color in designated beds if the seasonal window is appropriate, and refresh bed edges.



30-60-90

THREE PHASE TRANSITION



DAY 61 - 90

STANDARDIZE AND PRESENT

- Finalize the irrigation zone map, including well and mainline locations, and program a seasonal run schedule by zone.
- Shift from heavy corrective work into a normalized maintenance rhythm (mowing, edging, blowing, routine bed care, and selective herbicide spot treatments) consistent with the community's desired standard.
- Confirm palms, hedges, and ornamental trees are on an agreed pruning cycle, and that pond bank trimming is scheduled in a way that balances aesthetics, access, and shoreline stability for the season.
- Deliver a 90-day transition report to the Board and District staff summarizing work completed, before-and-after conditions, outstanding issues, and recommended enhancements or capital improvements for irrigation, plant replacements, and turf renovation.



FREQUENCY OF SERVICE

STANDARD PRACTICES



SERVICE AREA	TYPICAL FREQUENCY	NOTES
Mowing, edging, blowing	Weekly Apr-Sep; biweekly Oct-Mar	Heights and timing follow UF/IFAS best practices, removing no more than one-third of the leaf blade.
Pond bank maintenance	As needed; reduced during rainy season	Maintain a no-mow buffer around pond banks per IFAS-style guidance to protect shorelines and water quality.
Bed weeding/detail	Weekly or biweekly	Combination of hand-weeding and selective herbicide where appropriate.
Shrub and hedge pruning	Monthly	Light shaping and clearance from signs, walks, and structures.
Palm inspection and pruning	Inspection quarterly; pruning as needed	Prune in season and avoid over-lifting or "hurricane cuts."
Pre-emergent herbicide applications	2-3 times per year (seasonal timing)	Applied by licensed PCO following UF/IFAS timing and label directions for Central Florida.
Post-emergent herbicide applications	As needed throughout the year	Targeted spot treatments of breakthrough weeds in turf and beds by licensed PCO.
Fertilization (turf and ornamentals)	2-4 times per year	Products, timing, and rates aligned with UF/IFAS and local ordinances.
Irrigation inspection and adjustment	Monthly in season; at least quarterly offseason	Run zones, check pressure/coverage, adjust heads and controllers.

SAFETY IS PARAMOUNT



NewLeaf's safety program is built on the principle that safety is paramount and that every team member has the right and responsibility to stop work if something does not look or feel safe. New hires receive structured, hands-on training in their primary equipment and tasks, supported by clear safety expectations in both English and Spanish so nothing is lost in translation.



Written new-hire orientation covering PPE, heat stress, traffic awareness, chemical awareness, and incident reporting.



Equipment-specific training and sign-offs for trucks and trailers, zero-turn mowers, string trimmers, rotary-blade edgers, backpack and ride-on blowers.



Weekly safety "huddles" focused on one practical topic at a time (e.g., heat, lifting, driving, mower safety, chemical handling)



Clear rules for pond-bank and no-mow buffer zones, and chemical use that follow OSHA and UF/IFAS best practices.



Orientation checklists, equipment training, and safety meetings ensure training is completed with continuous improvement.

PARTNERSHIPS

REFERENCES



BELMONT CDD

Kristen Brooks | Board Chair

404-723-1245

Boardmember5@belmontcdd.com

Partner since 2025



FOREST BROOKE CDD

Paul Cllia | Board Chair

813-419-8115

seat3@forestbrookecdd.org

Partner since 2021



SOUTH FORK III CDD

Susan Peltz | Board Vice Chair

626-755-3979

jeps2045@gmail.com

Partner since 2023

PARTNERSHIPS

REFERENCES



SOUTH FORK EAST CDD

Frank Gagliardi | Supervisor

856-373-8497

sfseat1@gmail.com

Partner since 2020



RIVERCREST CDD

Edward Lamp II | Board Chair

914-602-5251

seat5@rivercrestcdd.org

Partner since 2026 (new partnership)



VISTA PALMS HOA

Christy Blue | Board Director

1-386-846-6080

seat3@forestbrookecdd.org

Partner since 2021

PARTNERSHIPS

REFERENCES



RIVERWALK HOA

Diana Kirchner | Board President

301-324-8102

dkirchner430@aol.com

Partner since 2023



VILLA D'ESTE HOA

Greg Bell | Board President

773-220-0723

gbell1107@gmail.com

Partner since 2016



PHOEBE PARK HOA

Kimberly Pontillo | Board President

813-335-6016

kpontillo.33547@gmail.com

Partner since 2025

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

THANK YOU FOR YOUR TIME AND CONSIDERATION!

We look forward to earning your trust and confidence, and building a lasting partnership with your community.



NewLeaf Horticulture 1133 South
County Rd 579 Wimauma, FL 33598
(813) - 516 - 8556
<https://newleafstandards.com/>



[Click here to Find us on Facebook](#)

**The Oaks at Shady Creek
Community Development District**

**Solicitation for
Landscape & Irrigation Maintenance
Services**

1. General Information.

The Board of Supervisors (“**Board**”) of the (**The Oaks at Shady Creek Community Development District**) Community Development District ("**District**") is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis (“**Proposals**”). The District will accept proposals from all qualified companies interested in providing these services. 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. Questions should be Directed to District Management. Any questions relating to this solicitation should be directed to District Management via email at alba.sanchez@inframark.com. The deadline for submitting questions is **May 15, 2026, at 4pm**

3. Submittal of Proposals.

- a. Interested persons and firms should submit an electronic copy of their Proposal containing the information and materials described herein to District Management at the above email address no later than **May 31, 2026, at 4pm**
- b. Proposals will be securely kept and not reviewed until after the submission deadline.
- c. The Board reserves the right to review and accept any Proposals submitted late.

4. Shortlist Review and Invitation to Present to the Board. The Board will be provided the proposals before the regular meeting on **Friday June 19 2026 at 10:00am**. The board will be doing a selection of bidders that will be invited to provide 10–15-minute presentations in this meeting. This notice will be sent out via email.

5. Scope of Services.

The services to the District are generally described in the “**Scope of Services**” attached hereto as **Exhibit A** and is intended to incorporate all services that are necessarily performed by a landscape and irrigation maintenance vendor (the “**Contractor**”) in the effective operation of a CDD in compliance with federal, state, or local regulation. Proposers are strongly encouraged to visit and become familiar with the landscape and irrigation areas as depicted on the “**Landscape Maintenance Map**” attached here to as **Exhibit B**. If a specific task is not identified in the Scope of Services, but is necessary for the District’s landscaping maintenance, irrigation maintenance or compliance with federal, state, or local regulation, it is expected that the landscape vendor will include such task in the performance of its general landscape and irrigation services unless an additional charge is identified in the Proposal and agreed to by the District in writing.

6. 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 Management to all known proposers who have shown interest in submitting a Proposal.

7. **Term and Renewal.** The initial term of the service agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods 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.
8. **Submittal Requirements.** Each Proposal shall include the following information:
- a. **Company Information**
 - i. Name of company (including any "Doing Business As" names)
 - ii. Headquarters/parent company locations
 - iii. Office locations and total number of employees at each
 - iv. Local address and telephone number
 - v. History of the company
 - vi. Organization chart of company
 - vii. Proof of applicable insurance
 - viii. List of any outstanding litigation that would threaten the viability of the proposer or the performance of services
 - b. **Qualifications and Staffing**
 - i. Number of CDDs the proposer is currently providing landscape maintenance services for along with the names of those CDDs
 - ii. Why the proposer is the best qualified to perform the Scope of Services
 1. if there will be a subcontractor performing certain services, describe which services will be subcontracted and include subcontractor's qualifications
 - iii. Staff team the proposer will assign to the District, including:
 1. the name, title, number of years' service, specific services each will have primary responsibility over, and relevant educational and work experiences
 2. for the proposed "**Site Manager**" include:
 - a. number of CDDs they are responsible for
 - b. names of the CDDs they represent nearest to the District
 - c. length of career in serving as a Site Manager
 - d. professional designations (if any)
 - iv. How often site visits will be performed and how often the Site Manager will meet with District Management
 - v. How any issues arising after business hours will be handled
 - vi. Backup plan for situations where the Site Manager is unavailable
 - vii. Escalation procedures and contact information if there are any concerns regarding the assigned Site Manager or staff
 - c. **Cost of Services.** All proposers must submit a separate cost proposal for district management services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit). Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement.
 - i. Each cost proposal must include the following:
 1. A completed Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance services attached hereto as **Exhibit C**.
 2. The total annual cost of all services described in the Scope of Services ("**Total Annual Price**")
 - a. if the Total Annual Price will be broken down in equal monthly installments, list the monthly installment that will be invoiced

- b. if the Total Annual Price will be broken down in another manner, list such breakdown and include the pricing and when such services will be invoiced
 - c. An itemized price of the services should be included along with the Total Annual Price.
 - 3. A detailed listing of any other expenses or fees to be reimbursed to the proposer (excluding those additional services provided below) such as postage, courier services, printing, binding, travel expenses, etc. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Total Annual Price.
 - 4. A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
 - a. The fee proposal must clearly identify what types of services will be separately billed to the District, as opposed to those that are included in the Total Annual Price
 - ii. If any of the services described in the “Scope of Services” are not going to be provided directly by the proposer, then the Proposal should disclose that and provide an estimate of the costs from a 3rd-party vendor to provide such services.
- d. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client’s website or general location, and the name, email, and number of a contact person.
9. **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.
10. **Proposal Evaluation Criteria.** Each Proposal will be evaluated using the following criteria:
- a. Responsiveness to each element contained in the Scope of Services and this solicitation
 - b. Ability of the proposer
 - c. Experience of the proposer
 - d. Geographic location of the proposer's headquarters or local office in relation to the District
 - e. Past performance of the proposer in other CDDs
 - f. Willingness to meet time and budget requirements
 - g. Recent, current, and anticipated workloads
 - h. Volume of work previously awarded to the proposer
 - i. Reasonableness of cost for the total effort
 - j. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered
11. **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.

12. 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 a service 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. No written notice of the award will be provided unless requested by a proposer.
- 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. If the District elects to move forward with a Proposal, it will be sent to District Counsel to prepare a Landscape and Irrigation Maintenance Services Agreement (the "Agreement").

13. No Protest of Board Decisions: By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for services, there are no competitive procurement thresholds and requirements with respect to the Scope of Services, and thus there is no right to protest any decision by the Board with respect to this solicitation.

14. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this solicitation.

15. Required Disclosure:

- a. **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.
- b. **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.
- c. **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.
- d. **Anti-Human Trafficking:** Pursuant to Section 787.06, Florida Statutes, proposer represents that it does not use coercion for labor or services as defined in the statute. In addition to being part of the Agreement, proposer is required to provide an affidavit, signed by an officer or a representative of the proposer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes. A sample Affidavit for Anti-Human Trafficking is attached hereto as **Exhibit G**.
- e. **Public Records:** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- f. **No Consideration of social, political, or ideological interests.** You are hereby made aware of the provisions of Section 287.05701, Florida Statutes. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Thank you for your interest in the District.

EXHIBIT “A” - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at their sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT CDD’S Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted, when necessary, upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1) POND MOWING – All pond banks identified shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water’s edge or sod line (if water is not present). Line trimming at water’s edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

- 2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

- 3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles

are not to be “hat racked” at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Oak at Shady Creek. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor’s responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District’s representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o’clock – nine o’clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All

shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to their negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS:

- i) IF IT IS RAINING AT THE APPLICATION SITE, OR
- ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR
- iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and into peak condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy:
for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf:

Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants:

The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as “CDD Maintained – with irrigation unless otherwise noted” on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency,

contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5**INSTALLATION OF MULCH**

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to District Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid. The CDD reserves the right to subcontract out any and all mulching events.

EXHIBIT B
LANDSCAPE MAINTENANCE MAP

EXHIBIT C

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: NewLeaf Horticulture

In accordance with the solicitation of proposals issued by the (**The Oaks at Shady Creek Community Development District**) Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer’s proposal:

- 1. General Landscape Maintenance (Part 1) \$ 58,776.06
- 2. Fertilization (Part 2) \$ 1,400
- 3. Pest Control (Part 3) \$ 2,000
- 4. Irrigation System Monitoring and Maintenance (Part 4) \$ 3,200

Total Yearly Cost for the first year of the above items \$ 65,376.06

Invoiced monthly at \$5,448

- 6. Annuals Maintenance/Installation – 4x yearly rotation \$ Included at no cost
- 7. Top Choice Application (Per Year) \$ Included at no cost

- 8. Mulching for Tree and Shrub/Groundcover Bed Areas \$ 24,416.00

Estimate of total cubic yards proposed to service the property: 436

Cost of Mulch Per Cubic Yard \$ 56.00

Irrigation Hourly Rate for items not included in the Scope of Services: \$ 36.00

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer’s proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Jessica Urbanek

Title of Authorized Signatory of Proposer: Owner/CEO

Signature of Authorized Signatory of Proposer:  Jessica Urbanek (May 27, 2026 18:58:46 EDT)

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>539.43</u> / event
Pond bank mowing, including line-trimming to water's edge: including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>395.00</u> / event Bed detailing, \$ <u>465.00</u> / event
Tree Lifting:	\$ <u>0</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>0</u> / event

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ <u>21.00</u>	Hour
B.	Bush-Hog w/operator	\$ <u>35.00</u>	Hour
C.	Tractor w/operator	\$ <u>65.00</u>	Hour
D.	Supervisor with Transportation	\$ <u>45.00</u>	Hour
E.	Laborer with hand equipment	\$ <u>21.00</u>	Hour
F.	Truck w/driver	\$ <u>33.00</u>	Hour
G.	Irrigation Tech	\$ <u>36.00</u>	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ <u>28.00</u>	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ <u>28.00</u>	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ <u>26.00</u>	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ <u>28.00</u>	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ <u>26.00</u>	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ <u>28.00</u>	Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>21.00</u>	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>1,399.43</u>	Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Standard Laborer	\$ 21.00	_____ per Hour
Chainsaw Operators	\$ 26.00	_____ per Hour
Tree Staking	\$ 21.00 + Materials	_____ per Hour

8) Debris removal equipment unit costs:

Tractor Use	\$ 75.00	_____ per Hour
Skid Steer	\$ 75.00	_____ per Hour
Boom Lift	\$ 75.00	_____ per Hour

9) Other emergency/disaster related unit costs:

Debris removal dump fee	\$ 600.00	_____ per Load
	\$ _____	_____ per Hour
	\$ _____	_____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

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

Before me the undersigned authority personally appeared Dustin Heflin, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Regional Manager (Title) of NewLeaf Horticulture (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the The Oaks at Shady Creek Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.


I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Dustin Heflin
Signature of Affiant

Sworn before me on 26th May, 2025

April Garcia
Notary Public Signature

 APRIL GARCIA
Notary Public, State of Florida
My Comm. Expires 10/28/2026
Commission No. HH607507
Notary Stamp



REQUEST FOR PROPOSAL

The Oaks at Shady Creek CDD

CONTACT

Shannon Dyer

656-224-9119 | Shannon@pinelakellc.com

DISCOVER THE DIFFERENCE

PINELAKE LLC.COM





March 31st ,2026

Dear The Oaks at Shady Creek CDD Board of Directors,

Pine Lake Servies appreciates the opportunity to submit our qualifications for the Landscape Maintenance Services at The Oaks at Shady Creek CDD. Pine Lake has been in business since 1998, providing professional experience in growing, installation, irrigation, and maintenance services.

Pine Lake Services will provide The Oaks at Shady Creek CDD with a fully-staffed crew each week, along with separate pest control technicians, and separate ancillary crews as needed. Once awarded we will provide you a single point of contact to guarantee ease of communication between yourself and PLS. Our team will be present at every board meeting to maintain clear communication and alignment.

WE CARE ABOUT THE DETAILS

Our mission is to focus on developing outstanding relationships and providing quality goods and services. We pride ourselves for being on time, safe, and within budget! As our company grows, we never want you to forget that our key management and owners are only a phone call away.

CUSTOMER SATISFACTION GUARANTEED

Your satisfaction is our priority, and we strive to provide a service we are proud of. We start every project by providing a thorough consultation to understand your goals and the needs of the project. We do this to guarantee that the project is completed according to your preferences.

MANAGEMENT TEAM WITH 150 YEARS COMBINED EXPERIENCE

The Oaks at Shady Creek CDD will be fully staffed with experienced personnel. Our management team has a combined 150 years of experience in landscape installation and maintenance, meaning we can tackle any issues that may arise over the course of the Landscape Maintenance Service contract.



Thank you for taking the time to review our qualifications and considering Pine Lake Services to maintain the landscape for Oaks at Shady Creek CDD. Please contact me at 727-243-2852 or John@pinelakellc.com with any questions you may have.

We look forward to exceeding your expectations. Come *Discover the Difference* with Pine Lake!

Regards,
John Amarosa, COO



OUR APPROACH

Our approach at Oaks at Shady Creek is centered on proactive care, consistent quality, and clear accountability. We focus on maintaining a clean, healthy, and well-managed landscape while responding quickly to the needs of the community.

WHAT WE WILL DO

- Develop and execute a proactive maintenance plan tailored to Oaks at Shady Creek seasonal needs and long-term landscape goals
- Maintain consistent property standards through scheduled service, detail-oriented crews, and clearly defined scopes of work
- Identify issues before they become problems, including turf stress, irrigation concerns, and safety or visibility items
- Act quickly on repairs and enhancements, with clear recommendations, pricing, and timelines when additional work is needed
- Protect the community's investment by balancing curb appeal, plant health, and cost-effective maintenance practices

HOW WE ENSURE QUALITY

- Regular inspections from Epi Carvajal (Your Account Manager)
- Issues are followed through until fully completed
- Weekly Onsite involvement from the Production Manager

COMMUNICATION & REPORTING

- Monthly photo reports highlighting issues we identify
- Provide clear updates on completed work via email
- Promptly response to any issues that arise, and confirmation once resolved

OUR COMMITMENT

We are a family-owned and operated company that takes full ownership of the landscape services provided at Wesbridge CDD. We attend all Board meetings and are committed to maintaining a property the community can be proud of.



OUR GEOGRAPHIC LOCATION

The office of Pine Lake Services that would service your property is from our Southern location. The address is 14875 US 301 N Parrish, FL 34219. We are approximately 20-25 minutes away from The Oaks at Shady Creek.

OUR ABILITY TO MANAGE THE PROJECT

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

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

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

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

EVALUATION OF EXISTING WORKLOAD

Pine Lake Services current workload will not inhibit our ability to work at The Oaks at Shady Creek CDD. We have the ability to meet and exceed your expectations.

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



The Pine Lake First 120 Days Promise

Choosing a landscape partner is more than selecting a service provider, it is selecting a team that will protect and enhance your valuable asset.

At Pine Lake, we have developed a structured transition and improvement program that ensures every new partnership begins with clarity, communication, and measurable results.

What Makes Pine Lake Different

Every new client is enrolled in our proprietary First 120 Days Promise; a five-phase program that aligns our leadership, operations, and account management teams with yours to ensure a seamless transition and long-term success.

Phase 1: Seamless Transition

Leadership alignment before service begins, including communication preferences, logistics, access, service expectations, and property priorities. Objective: No surprises on Day One.

Phase 2: Stabilization & Assessment

Comprehensive evaluation during the first month including safety assessment, irrigation inspection, performance monitoring, and regular communication. Objective: Stabilize the property.

Phase 3: Visible Improvements

Implementation of corrective actions and enhancement recommendations with ongoing walkthroughs. Objective: Deliver tangible results.

Phase 4: Alignment & Optimization

Leadership reviews to ensure services align with expectations and contract scope. Objective: Optimize performance and strengthen partnership.

Phase 5: Feedback & Continuous Improvement

Formal performance review and adjustments based on client feedback. Objective: Ensure long-term satisfaction.



The Pine Lake First 120 Days Promise

Phase 1: Preparation & Transition (Before First Service)

Before services begin, our team conducts a comprehensive kickoff process that includes:

- Leadership walkthrough with your team
- Introduction to key Pine Lake personnel
- Establishment of communication preferences
- Coordination of logistics such as access, parking, and service timing
- Confirmation of service expectations
- This ensures there are no surprises on the first day of service.

Phase 2: First 30 Days: Stabilization

During the first month, our focus is on understanding your property and addressing any immediate needs.

Key actions include:

- Safety and site condition assessment
- Full irrigation system inspection and recommendations
- Regular communication to confirm expectations are being met
- Coordination of seasonal color planning
- Leadership oversight to ensure service quality
- Our goal is to stabilize operations and identify improvement opportunities early.

Phase 3: Days 31–60: Visible Improvements

Once the property is stabilized, we begin implementing improvements that enhance the overall appearance and health of the landscape.

This phase includes:

- Completion of approved irrigation repairs
- Scheduling of fertilization services
- Delivery of enhancement recommendations
- Follow-up walkthrough with your team
- By this stage, clients typically begin to see noticeable improvements.



The Pine Lake First 120 Days Promise

Phase 4: Days 61–90: Alignment & Optimization

During this phase, our leadership team conducts site reviews to ensure services are aligned with your expectations and the contract scope.

We focus on:

- Confirming service quality
- Addressing any outstanding concerns
- Implementing approved enhancements
- Strengthening communication channels
- This step ensures long-term success of the partnership.

Phase 5: Days 91–120: Feedback & Continuous Improvement

At the conclusion of the initial period, we formally request feedback to ensure complete satisfaction and identify opportunities to enhance service delivery.

This includes:

- Client satisfaction review
- Leadership check-in
- Adjustments based on your feedback
- Planning for ongoing improvements

★ The Result

By the end of the first 120 days, clients experience:

- ✓ A smooth transition
- ✓ Clear communication
- ✓ Measurable property improvements
- ✓ A fully aligned service team

This structured approach is one of the key reasons Pine Lake maintains long-term partnerships with our clients.



W - 9

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.
--	---	---

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 5.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>PINE LAKE SERVICES LLC</p> <p>2 Business name/disregarded entity name, if different from above.</p> <p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</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 <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) </p> <p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p> <p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p>(Applies to accounts maintained outside the United States.)</p> <p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>12980 TARPON SPRINGS RD</p> <p>6 City, state, and ZIP code</p> <p>ODESSA, FL 33556</p> <p>7 List account number(s) here (optional)</p> <p>Requester's name and address (optional)</p>
--	--

Part I Taxpayer Identification Number (TIN)

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

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

Social security number										
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2	7	-	3	3	6	0	1	5	8	

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person	Date 2-31-2025
------------------	--------------------------	-----------------------

General Instructions

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

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

What's New

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

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

Purpose of Form

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

COI



CERTIFICATE OF LIABILITY INSURANCE

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

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

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

PRODUCER Sterling Seacrest Pritchard, Inc. 3111 W Dr Martin Luther King Jr Blvd Suite 350 Tampa FL 33607 License# 70726 PINELAK-01	CONTACT NAME: Courtney Gossen														
	PHONE (A/C, No, Ext): 813-498-1189 FAX (A/C, No): E-MAIL ADDRESS: cgossen@sspins.com														
<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Berkshire Hathaway Specialty Insurance Company</td> <td>22278</td> </tr> <tr> <td>INSURER B : FFVA Mutual</td> <td></td> </tr> <tr> <td>INSURER C : XL Specialty Insurance Co</td> <td>37885</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Berkshire Hathaway Specialty Insurance Company	22278	INSURER B : FFVA Mutual		INSURER C : XL Specialty Insurance Co	37885	INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															

INSURED
Pine Lake Services, LLC
12980 Tarpon Springs Rd
Odessa FL 33556

COVERAGES **CERTIFICATE NUMBER:** 475982211 **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 VVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			47-GLO-332639-03	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000 Per Project Agg \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY			47-CAO-332641-03	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			47-UMO-332642-03	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	<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	WC840-0812515-2025A	7/1/2025	7/1/2026	<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
C	Inland Marine			UM00169661MA24A	12/15/2024	7/1/2026	Scheduled Limit \$815,852 Rented/Leased \$200,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 When required by written contract, those parties listed in said contract, including the Certificate Holder, are added as Additional Insureds with respect to the General Liability, including ongoing and completed operations, Auto Liability, and Umbrella Liability as afforded by the policy and/or endorsements. When required by written contract, a Waiver of Subrogation is granted with respect to the General Liability, Auto Liability, Umbrella Liability and Workers Compensation policies.

CERTIFICATE HOLDER	CANCELLATION
For Information Purposes	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

ACORD 25 (2016/03)

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Certificates



PORT TAMPA BAY

Small Business Enterprise Certification

Pine Lake Services, Inc.
Federal ID #: 27-3360158

Services Provided: Landscaping & Lawn Maintenance

Valid from 11/01/2025 to 10/31/2026

Danna L. Casey
SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay. It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Member since 2012



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

PEST CONTROL BUSINESS LICENSE

License Number: JB500156

Pine Lake Services LLC
12980 Tampa Springs Road, Odessa, FL 33556

LAWN

This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law, Chapter 482, Florida Statutes.



WILTON SIMPSON
Commissioner of Agriculture

Issue Date: August 21, 2025
Expiration Date: August 21, 2026

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
ID CARD # JE86217

AMAROSA, JOHN
Pine Lake Services LLC,
12980 Tampa Springs Road
Odessa, FL 33556

Endorsements
CO LAWN

Issued: 08/21/2025 Expires: 08/21/2026



Signature of ID Cardholder



WILTON SIMPSON, COMMISSIONER

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

Florida Department of Agriculture and Consumer Services

Category/Endorsement Key

FID	Fumigation Endorsement
WDO INSP	Wood Destroying Organism Inspector
CO FUM	COIC with Fumigation
CO WDO	COIC with Termites and Other WDO
CO GHP	COIC with General Household Pest
CO LAWN	COIC with Lawn and Ornamental



Board of County Commissioners
Economic Development Department
Small Business Enterprises Division

Small Business Enterprises Registration

Pine Lake Nursery & Landscape, LLC DBA Pine Lake Nursery & Landscape, Inc
HC-2233/25

Valid from December 3, 2025 - December 3, 2028

Approved Lines of Business:
Landscape Installation and Maintenance, Sales - Plant Nursery and Tree Farm



Theresa Kemp, Manager, MCA
Small Business Enterprises Division

2025 - 2026 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

OCC. CODE 280.061000 LANDSCAPING SERVICE (OVER 3 EMP)

EXPIRES SEPTEMBER 30, 2026

13 Employees

ACCOUNT NO.	83940
RENEWAL	

Receipt Fee	80.00
Hazardous Waste Surcharge	40.00
Law Library Fee	0.00

2025 - 2026

Paid 24-0-70287
09/30/2025 120.00

BUSINESS TAX RECEIPT NANCY C MILLAN, TAX COLLECTOR
813-435-4208
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

STAFFING CONTINUED

PROPOSED STAFFING LEVELS

Pine Lake Services, LLC proposes the following staffing for The Oaks at Shady Creek CDD:

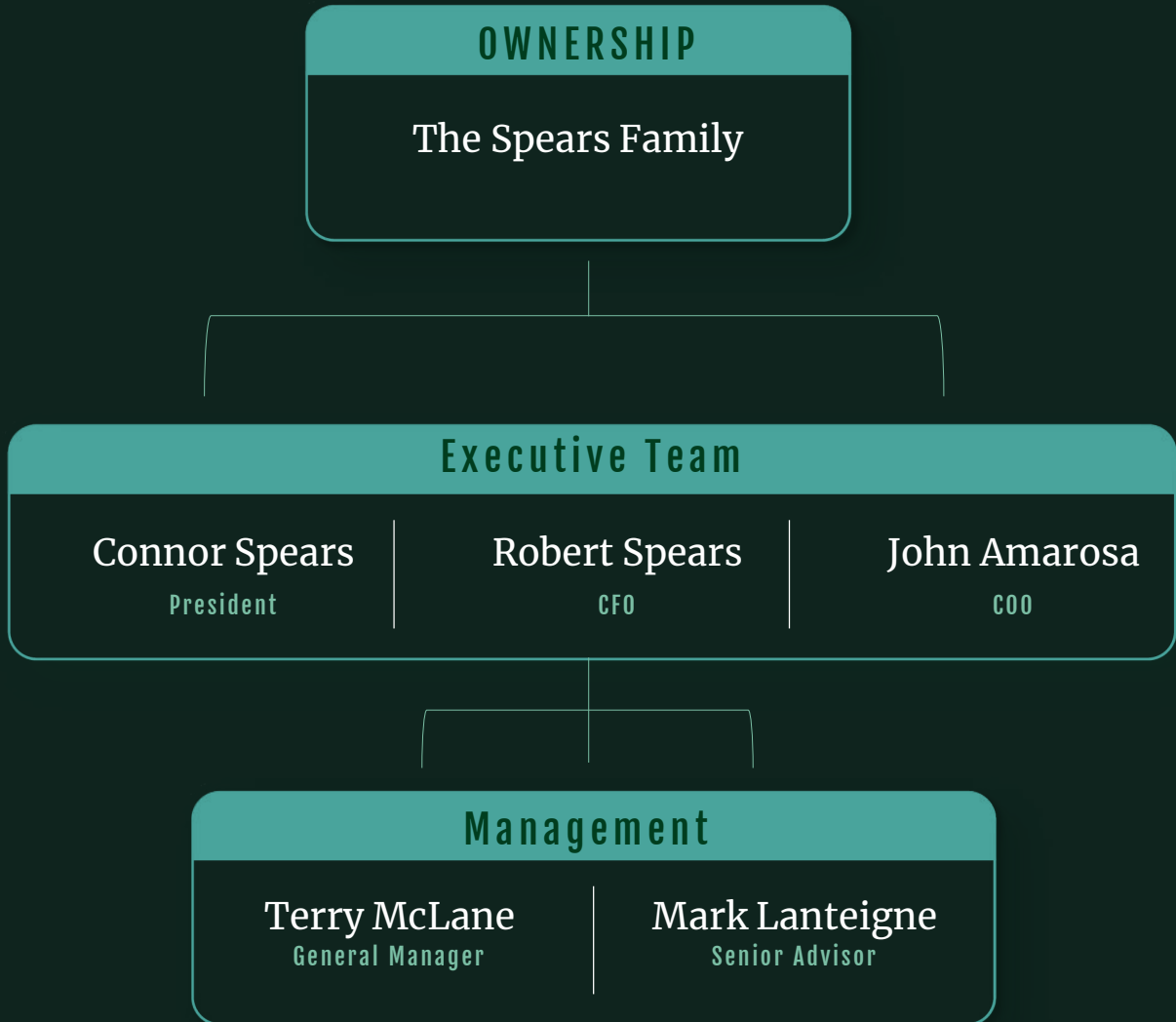
- **One (1) six-person maintenance crew**, including a Foreman and Lead, assigned a minimum of (1) full-service days per week
- **One (1) Account Manager**, assigned to the property and present on-site weekly with the crew.
- **One (1) Production Manager**, assigned to the property and present on-site during each maintenance visit.
- **One (1) two-person irrigation crew** performing monthly wet-check inspections and irrigation repairs
- **One (1) two-person horticulture crew** performing monthly applications, inspections, and spot treatments
- **Enhancement crews** dispatched as needed for seasonal color installs, mulch, and small improvement projects

EMERGENCY NUMBERS/AFTER HOURS PLAN:

Should an emergency arise during Pine Lake's time contracted with Oaks at Shady Creek CDD, the management team is always available. If Epi Carvajal (Account Manager) is unavailable, we have our management team available to assist. If there is an issue after business hours, the process is to contact your Account Manager first, and then Terry McLane (Our General Manager) second. Our emergency contacts are listed below:

Epi Carvajal, Account Manager (813) 528-5039
John Amarosa, COO (727) 243-2852
Terry McLane, General Manager (727) 423-7664

EXECUTIVE LEADERSHIP



THE OAKS AT SHADY CREEK STAFFING

MAINTENANCE MANAGEMENT

Epi Carvajal
ACCOUNT MANAGER

Alex Medina
PRODUCTION MANAGER

DEDICATED STAFF

**Experienced
Foreman**

**Mowing & Detail
Crews**

ANCILLARY TEAMS

**Irrigation
Technicians**

**Fertilizer & Pest
Control Technician**

**Enhancement
Teams**



PINE LAKE HAS UNPARALLELED EXPERIENCE

EXECUTIVE LEADERSHIP TEAM

Connor Spears – President, 4 years experience
Bob Spears – Chief Financial Officer, 5 years experience
John Amarosa – Chief Operations Officer, 31 years experience
Terry McLane – General Manager, 34 years experience
Mark Lanteigne – Senior Advisor, 47 years experience

BRANCH MANAGERS

Jeff Cane – Northern Branch Manager, 12 years experience
Epi Carvajal – Southern Branch Manager, 27 years experience

ACCOUNT MANAGERS

Jeff Cane – 12 years experience
Brandon Pitchon – 20 years experience
Jessi Milch – 12 years experience
Roger Chatleain – 12 years experience
Patrick Baldwin – 6 years experience

PRODUCTION MANAGERS

Jeff Hails – 10 years experience
Alex Medina – 12 years experience
Javier Bonilla – 21 years experience

CONSTRUCTION MANAGER

Doug Orange – 28 years landscape experience

IRRIGATION/ENHANCEMENT MANAGEMENT

Garrett MacGregor – 6 years experience
Lupe Valdez – 32 years experience



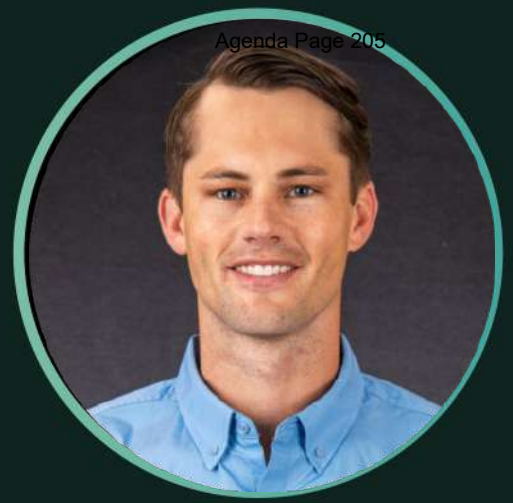
DUTIES & RESPONSIBILITIES

As President, Connor Spears leads the strategy and overall performance of Pine Lake, ensuring the company scales with discipline while delivering the exceptional quality the Company is known for across Tampa Bay.

Connor works closely with the management team to build a well-rounded, high-performing organization that drives consistency, accountability, and top-tier client service. Together, they focus on strengthening systems, developing leaders, and identifying avenues for improvement across all service lines.

Rooted in Pine Lake's family-owned culture, Connor leads with the company's core values at the forefront: **Exceptional Quality, Integrity, Leadership & Teamwork, and Accountability & Communication.**

Connor prioritizes continuous improvement, long-term partnerships, collaborative decision-making, proactive communication, and an environment where people enjoy and take pride in their work, in turn driving exceptional results across the entire Company.



**Connor
Spears**
PRESIDENT

EDUCATION

University of Southern California

ASSOCIATIONS

FNGLA
Associated Builders and Contractors
Bay Area Apartment Association

DUTIES & RESPONSIBILITIES

As Chief Operating Officer, John Amarosa oversees the company's daily operations, ensuring every project meets high standards of quality, efficiency, and safety. He drives production performance, supports team development, and works closely with the executive leadership team to strengthen overall operations. John is committed to continuous improvement and delivering exceptional client satisfaction across all landscaping services.

PROJECT EXPERIENCE

- K Bar Ranch II CDD
- Highlands CDD
- Oakstead CDD
- Waterchase CDD
- Innisbrook Resort
- Carlton Lakes CDD
- Riverbend West CDD
- The Groves CDD
- Lakewood Ranch CDD
- Sterling Hill CDD
- Tara CDD
- New River CDD
- Reserve at Pradera CDD
- Forest Brooke CDD

HOA's/High Profile Sites

- All Moffitt Cancer Hospital Campuses
- Advent Health Training Facility with the Buccaneers
- Kings Pointe HOA
- Villa Rosa HOA
- Saddlebrook HOA
- Wellington HOA
- Connerton HOA
- Champions Club HOA
- Encore at Fishhawk Ranch
- Del Webb Pulte Properties
- City of Tampa Parks



**John
Amarosa**
C O O

EDUCATION

University of South Florida

ASSOCIATIONS

Leadership Tampa Bay
FNGLA
Boma
CAI
BMI

CERTIFICATIONS

State of FL CPCO
GI-BMP Certified in FL
BMP Certified in Pinellas & Manatee
OSHA 30
UF Palm School Graduate
State of FL Aquatics Management

DUTIES & RESPONSIBILITIES

Mr. McLane organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. Terry will ensure client satisfaction while working with the Operational Leadership team.

PROJECT EXPERIENCE

- Oakstead CDD
- Highlands CDD
- Carlton Lakes CDD
- K Bar Ranch II CDD
- Asturia CDD
- Sterling Hill CDD
- Reserve at Pradera CDD
- Riverbend West CDD
- Highland Park CDD
- The Grove CDD
- Shell Point CDD
- Bexley Ranch CDD
- Connerton West CDD

HOA's/High Profile Sites

- Innisbrook Resort
- Several Esplanade properties with Taylor Morrison
- Several BayCare Facilities
- Villa Rosa HOA
- Champions club HOA
- Trinity HOA
- Saddlebrook HOA
- Estancia HOA
- Cheval HOA
- Parkview at Long Lake Ranch HOA



**Terry
McLane**

General Manager

EDUCATION

Tampa Bay Graduate

ASSOCIATIONS

FNGLA
Bay Area Apartment Association

CERTIFICATIONS

Osha 30
State Of Florida Pest Control GI-BMP
Certified in Florida

DUTIES & RESPONSIBILITIES

Epi will be the Account Manager for the Community. He will prepare the work week for the crews and oversee that all performances that are completed for that week. He will be assist the Account Manager as the point of contact for daily activities. Epi has managed many large scale properties and portfolios in his and past with great success. Epi is well versed in CDD management and care and will communicate via our Account Manager any and all needs to be addressed or improved on. He personally manages 9 CDD's as of now. He is actively attending every CDD Board meeting to ensure all expectations are being met.

CDD's MANAGED NEAR OAKS AT SHADY CREEK:

- Riverbend West CDD
- Tara CDD
- Shell Point CDD
- Highlands CDD
- Reserve at Pradera CDD
- Mira Lago West CDD
- Bullfrog Creek CDD
- Carlton Lakes CDD
- Cypress Creek CDD



**EPI
CARVAJAL**
ACCOUNT MANAGER

EXPERIENCE

27 Years

ASSOCIATIONS

FNGLA
ABC

CERTIFICATIONS

Osha 30

WHY ARE WE BEST QUALIFIED?

Pine Lake Services is uniquely qualified to deliver the full scope of services with over 28 years of professional experience in landscape installation, irrigation, maintenance, and green goods production. Our ability to self-perform all services ensures consistent quality, efficient coordination, and dependable scheduling. With in-house plant production and a strong focus on detail, proactive communication, and long-term landscape health, we are equipped to maintain this property to a high standard while responding quickly to its ongoing needs.

THE VALUE WE WILL BRING Long Leaf CDD:

- Experienced Landscaping Professionals – We have the knowledge and hands-on experience to perform all services in the scope efficiently and correctly.
- Full-Service Capability – We handle all landscaping maintenance services in-house, ensuring consistent quality and accountability.
- Reliable & Responsive – We show up on schedule, communicate clearly, and respond quickly to client needs.
- Quality-Focused Work – We take pride in clean, well-maintained properties and attention to detail.
- Client-Focused Approach – We tailor our services to each property and treat every project as a long-term partnership.

CDD EXPERIENCE

We currently service **14** CDD's in the greater Tampa Bay area. These CDD's include: K Bar Ranch II CDD, Lakeside CDD, Vidas Way CDD, Shell Point CDD, Wesbridge CDD, Reserve at Pradera CDD, Riverbend West CDD, Bullfrog Creek CDD, Tara CDD, Carlton Lakes CDD, Highlands CDD, Mira Lago West CDD, New River CDD, and Park Place CDD.

We have extensive experience servicing Community Development Districts and we have a clear understanding of CDD budgets, reporting processes, compliance requirements, and board expectations.



REFERENCES

PARK PLACE CDD - INFRAMARK

ONGOING
Began 10/1/2025

- **Dollar Amount:** \$260,000
- **Point of Contact:** Jennifer Goldyn
- **Phone Number:** 813-382-7355
- **Address:** 2005 Pan Am Cir Ste 300
Tampa, FL 33607



- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to **The Oaks at Shady Creek** including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

LAKESIDE CDD - RIZZETTA

ONGOING
Began 8/1/2023

- **Dollar Amount:** \$220,000
- **Point of Contact:** Amiee Brodeen
- **Phone Number:** 813-994-1001
- **Address:** 5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544



- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to **The Oaks at Shady Creek** including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

REFERENCES

K BAR RANCH II CDD - HAVEN

ONGOING
Began 5/1/2023

- **Dollar Amount:** \$440,000
- **Point of Contact:** Patricia Thiabault
- **Phone Number:** 813-994-1001
- **Address:** 5844 Old Pasco Rd
Wesley Chapel, FL 33554



- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to The Oaks at Shady Creek CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

CARLTON LAKES CDD - INFRAMARK

ONGOING
Began 7/1/2021

- **Dollar Amount:** \$150,000
- **Point of Contact:** Jennifer Goldyn
- **Phone Number:** 813-873-7300
- **Address:** 2005 Pan Am Cir Ste 300
Tampa, FL 33607



- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to The Oaks at Shady Creek CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

ANNUAL OPERATIONS CALENDAR

The Oaks at Shady Creek CDD

ACTION/TASK	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
BASIC MAINTENANCE/MOWING																														
Turf Mowing Services																														
DETAIL MAINTENANCE SERVICES																														
Trimming woody actions																														
Round up woody sections																														
Basket and a flamer watering																														
CUTBACK SCHEDULES																														
Viburnum (All varieties) Reduction/Prune as needed																														
Ligustrum- Reduction/prune to appropriate size																														
Yucca/Agave Cutback after bloom stop																														
Ti Plant: Care/prune to help fill out base																														
Nibiscia (all varieties) Selective/Reduce/prune																														
Ficus/ Selective/Reduce/prune																														
Ginger (all varieties) - Same Prune to reduce height																														
Alseodora- selectively prune																														
Andropogon- Cutback hard then reduce the longer stalks																														
Roses- Reduce size in half																														
Coppertop- Reduce/prune in half																														
Flax Lily- Reduce in half, remove spent blooms																														
Schaffera (All varieties) Selective/Reduce/prune																														
Podocarpus- reduction/prune to appropriate size																														
Yucca (all varieties) Reduce size/level																														
Oak trees: Elevate canopies/ remove low hanging moss																														
Palms Pruning																														
Pinch flower beds																														
FERT AND PEST SCHEDULE																														
FERTILIZE TURF/GRASS LAWNS																														
FERTILIZE SHRUBS & FLOWERS																														
FERTILIZE PALMS																														
TURF AID CONTROL																														
SHRUB AID CONTROL																														
BIRD WEED CONTROL WEEKLY PER SECTION																														
PEST EMERGENT/LARGE BEDS																														
SHRUBS																														
IRRIGATION																														
MONTHLY INSPECTIONS & REPORTS																														
SEASONAL RUN TIME ADJUSTMENTS																														
TIRES & BATTERY CHARGES																														
MULCH																														
MULCH INSTALLATIONS																														
MISCELLANEOUS																														
SEND WEEKLY SERVICE REPORTS																														
PREPARE CLIENT BUDGET WORKSHEET																														
COMPANY HOLIDAYS																														
EMPLOYEE TRAINING																														

*Sample to be reviewed and agreed upon at contract start

DAILY GANTT CHART

Property: **The Oaks at Shady** | Date Updated: 9/20/2021 | Season: Summer | Day of Week: Mon | Time of Day: 7:00 AM

Man-minutes	Calculate times	Legend	
21" Mow: 1000	Edge: 240	Prune/Detail: 890	Blow: 830
36" Mow: 2760	Inspection: 110	Color/Focal: 120	Other: 230
Walk Behind Mow: 560	Weedat: 120	Debris Pickup: 180	
Rider Mow: 440	Special Notes:	Spray: 240	
Total Mow: 1000			
Total Non-Mow: 2760			
Total Travel: 320			
Total Paid Breaks: 320			
Total Lunch: 4080			
Total Man-minutes: 3760	62.67	Total Manhours:	

Crew	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM
Foreman	Inspect	72" mow				Lunch	Spray				
Crew 1	Debris/trash	72" mow				Lunch	Prune	Clean up			
Crew 2	Edge		Weedat		Lunch	Weedat	Blow				
Crew 3	80" Mow				Lunch	Weedat	Blow				
Crew 4	36 mow		Prune		Lunch	Prune	Blow				

*We will coordinate with the Property Manager to develop all daily/weekly Gantt charts once the job is awarded.

IRRIGATION REPORT & PRICING



Pine Lake Services
Monthly Irrigation Report

JOB NAME:	EST#:
Technician:	Clock:
Date:	Check Rain Sensor: Yes/No

Qty:	Description:	Cost:	Total:
	General Labor	\$80.00 per hr	
	Technical Labor - mainline, electrical	\$85.00 per hr	
	Emergency, After hours, Overtime	\$85.00 per hr	
	6" pop-up spray (Installed)	\$34.71	
	12" pop-up spray (Installed)	\$75.19	
	6" rotor head (Installed)	\$70.77	
	Broken shrub riser (Installed)	\$25.32	
	Straighten, Lower or Raise Head	\$18.13	
	Drip line breaks	\$8.75	
	Replace clogged nozzle	\$10.05	
	Replace MP Rotator Nozzle	\$17.01	
	Add 6" pop-up w/ pipe within 10'	\$55.00	
	Add rotor w/ pipe within 10'	\$75.00	
	Add bubbler within 10'	\$50.00	
	Relocate head within 5'	\$40.00	
	Replace solenoid	\$156.74	
	Replace 1" valve (Installed)	\$406.92	
	Replace 1.5" valve (Installed)	\$616.73	
	Replace 2" valve (Installed)	\$851.05	
	Repair 1/2" to 3/4" lateral line	\$71.73	
	Repair 1" to 1 1/4" lateral line	\$93.94	
	Repair 1 1/2" to 2" lateral line	\$158.63	
	Wireless rain/freeze sensor	\$310.00	
	Wired in rain/freeze sensor	\$125.00	
	Rectangular valve box	\$140.00	
	10" round valve box	\$60.00	
	Maxi jet stakes, with nozzle	\$40.01	
	MISC:	\$	
	MISC:	\$	

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

Start Times:

Run Days:

A:
B:
C:
D:

M	T	W	R	F	S	S
M	T	W	R	F	S	S
M	T	W	R	F	S	S
M	T	W	R	F	S	S

Total: \$

Additional Comments:

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

Customer Approval: _____ Date: _____

Page # ____ of ____





C O N T A C T

Shannon Dyer

656-224-9119 | SHANNON@PINELAKELLC.COM

We look forward to partnering with you!

D I S C O V E R T H E D I F F E R E N C E

**The Oaks at Shady Creek
Community Development District**

**Solicitation for
Landscape & Irrigation Maintenance
Services**

1. **General Information.**

The Board of Supervisors (“**Board**”) of the (**The Oaks at Shady Creek Community Development District**) Community Development District ("**District**") is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis (“**Proposals**”). The District will accept proposals from all qualified companies interested in providing these services. 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. **Questions should be Directed to District Management.** Any questions relating to this solicitation should be directed to District Management via email at alba.sanchez@inframark.com. The deadline for submitting questions is **May 15, 2026, at 4pm**

3. **Submittal of Proposals.**

- a. Interested persons and firms should submit an electronic copy of their Proposal containing the information and materials described herein to District Management at the above email address no later than **May 31, 2026, at 4pm**
- b. Proposals will be securely kept and not reviewed until after the submission deadline.
- c. The Board reserves the right to review and accept any Proposals submitted late.

4. **Shortlist Review and Invitation to Present to the Board.** The Board will be provided the proposals before the regular meeting on **Friday June 19 2026 at 10:00am**. The board will be doing a selection of bidders that will be invited to provide 10–15-minute presentations in this meeting. This notice will be sent out via email.

5. **Scope of Services.**

The services to the District are generally described in the “**Scope of Services**” attached hereto as **Exhibit A** and is intended to incorporate all services that are necessarily performed by a landscape and irrigation maintenance vendor (the “**Contractor**”) in the effective operation of a CDD in compliance with federal, state, or local regulation. Proposers are strongly encouraged to visit and become familiar with the landscape and irrigation areas as depicted on the “**Landscape Maintenance Map**” attached here to as **Exhibit B**. If a specific task is not identified in the Scope of Services, but is necessary for the District’s landscaping maintenance, irrigation maintenance or compliance with federal, state, or local regulation, it is expected that the landscape vendor will include such task in the performance of its general landscape and irrigation services unless an additional charge is identified in the Proposal and agreed to by the District in writing.

6. **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 Management to all known proposers who have shown interest in submitting a Proposal.

7. **Term and Renewal.** The initial term of the service agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods 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.
8. **Submittal Requirements.** Each Proposal shall include the following information:
- a. **Company Information**
 - i. Name of company (including any "Doing Business As" names)
 - ii. Headquarters/parent company locations
 - iii. Office locations and total number of employees at each
 - iv. Local address and telephone number
 - v. History of the company
 - vi. Organization chart of company
 - vii. Proof of applicable insurance
 - viii. List of any outstanding litigation that would threaten the viability of the proposer or the performance of services
 - b. **Qualifications and Staffing**
 - i. Number of CDDs the proposer is currently providing landscape maintenance services for along with the names of those CDDs
 - ii. Why the proposer is the best qualified to perform the Scope of Services
 1. if there will be a subcontractor performing certain services, describe which services will be subcontracted and include subcontractor's qualifications
 - iii. Staff team the proposer will assign to the District, including:
 1. the name, title, number of years' service, specific services each will have primary responsibility over, and relevant educational and work experiences
 2. for the proposed "**Site Manager**" include:
 - a. number of CDDs they are responsible for
 - b. names of the CDDs they represent nearest to the District
 - c. length of career in serving as a Site Manager
 - d. professional designations (if any)
 - iv. How often site visits will be performed and how often the Site Manager will meet with District Management
 - v. How any issues arising after business hours will be handled
 - vi. Backup plan for situations where the Site Manager is unavailable
 - vii. Escalation procedures and contact information if there are any concerns regarding the assigned Site Manager or staff
 - c. **Cost of Services.** All proposers must submit a separate cost proposal for district management services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit). Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement.
 - i. Each cost proposal must include the following:
 1. A completed Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance services attached hereto as **Exhibit C**.
 2. The total annual cost of all services described in the Scope of Services ("**Total Annual Price**")
 - a. if the Total Annual Price will be broken down in equal monthly installments, list the monthly installment that will be invoiced

- b. if the Total Annual Price will be broken down in another manner, list such breakdown and include the pricing and when such services will be invoiced
 - c. An itemized price of the services should be included along with the Total Annual Price.
 - 3. A detailed listing of any other expenses or fees to be reimbursed to the proposer (excluding those additional services provided below) such as postage, courier services, printing, binding, travel expenses, etc. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Total Annual Price.
 - 4. A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
 - a. The fee proposal must clearly identify what types of services will be separately billed to the District, as opposed to those that are included in the Total Annual Price
 - ii. If any of the services described in the “Scope of Services” are not going to be provided directly by the proposer, then the Proposal should disclose that and provide an estimate of the costs from a 3rd-party vendor to provide such services.
 - d. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client’s website or general location, and the name, email, and number of a contact person.
9. **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.
10. **Proposal Evaluation Criteria.** Each Proposal will be evaluated using the following criteria:
 - a. Responsiveness to each element contained in the Scope of Services and this solicitation
 - b. Ability of the proposer
 - c. Experience of the proposer
 - d. Geographic location of the proposer's headquarters or local office in relation to the District
 - e. Past performance of the proposer in other CDDs
 - f. Willingness to meet time and budget requirements
 - g. Recent, current, and anticipated workloads
 - h. Volume of work previously awarded to the proposer
 - i. Reasonableness of cost for the total effort
 - j. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered
11. **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.

12. 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 a service 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. No written notice of the award will be provided unless requested by a proposer.
- 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. If the District elects to move forward with a Proposal, it will be sent to District Counsel to prepare a Landscape and Irrigation Maintenance Services Agreement (the "Agreement").

13. No Protest of Board Decisions: By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for services, there are no competitive procurement thresholds and requirements with respect to the Scope of Services, and thus there is no right to protest any decision by the Board with respect to this solicitation.

14. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this solicitation.

15. Required Disclosure:

- a. **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.
- b. **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.
- c. **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.
- d. **Anti-Human Trafficking:** Pursuant to Section 787.06, Florida Statutes, proposer represents that it does not use coercion for labor or services as defined in the statute. In addition to being part of the Agreement, proposer is required to provide an affidavit, signed by an officer or a representative of the proposer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes. A sample Affidavit for Anti-Human Trafficking is attached hereto as **Exhibit G**.
- e. **Public Records:** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- f. **No Consideration of social, political, or ideological interests.** You are hereby made aware of the provisions of Section 287.05701, Florida Statutes. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Thank you for your interest in the District.

EXHIBIT “A” - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at their sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT CDD’S Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted, when necessary, upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1) POND MOWING – All pond banks identified shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water’s edge or sod line (if water is not present). Line trimming at water’s edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

- 2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

- 3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles

are not to be “hat racked” at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Oak at Shady Creek. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor’s responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District’s representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o’clock – nine o’clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All

shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to their negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS:

- i) IF IT IS RAINING AT THE APPLICATION SITE, OR
- ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR
- iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and into peak condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy: for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf:

Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants:

The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as “CDD Maintained – with irrigation unless otherwise noted” on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency,

contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5**INSTALLATION OF MULCH**

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to District Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid. The CDD reserves the right to subcontract out any and all mulching events.

EXHIBIT B
LANDSCAPE MAINTENANCE MAP

EXHIBIT C

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: Pine Lake Services, LLC

In accordance with the solicitation of proposals issued by the (**The Oaks at Shady Creek Community Development District**) Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

- | | |
|--|----------|
| 1. General Landscape Maintenance (Part 1) | \$54,768 |
| 2. Fertilization (Part 2) | \$5,168 |
| 3. Pest Control (Part 3) | \$1,000 |
| 4. Irrigation System Monitoring and Maintenance (Part 4) | \$5,880 |

Total Yearly Cost for the first year of the above items \$66,816

6. Annuals Maintenance/Installation – 4x yearly rotation \$ N/A

7. Top Choice Application (Per Year) \$ 1,200

8. Mulching for Tree and Shrub/Groundcover Bed Areas \$32,998.60

Estimate of total cubic yards proposed to service the property: 306/250

Cost of Mulch Per Cubic Yard \$59.35

Irrigation Hourly Rate for items not included in the Scope of Services: \$90

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Pine Lake Services, LLC

Title of Authorized Signatory of Proposer: Business Development

Signature of Authorized Signatory of Proposer: 

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>600</u> / event
Pond bank mowing, including line-trimming to water's edge: detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>150</u> / event Bed \$ <u>600</u> / event
Tree Lifting:	\$ <u>300</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>800</u> / event

EXHIBIT E

**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

A.	Mowers w/operator	\$ <u>45</u> Hour
B.	Bush-Hog w/operator	\$ <u>145</u> Hour
C.	Tractor w/operator	\$ <u>200</u> Hour
D.	Supervisor with Transportation	\$ <u>85</u> Hour
E.	Laborer with hand equipment	\$ <u>65</u> Hour
F.	Truck w/driver	\$ <u>70</u> Hour
G.	Irrigation Tech	\$ <u>80</u> Hour
H.	Granular Pesticide Applicator	
	Person with Drop Spreader	\$ <u>90</u> Hour
I.	Liquid Pesticide Applicator	
	Person with Spray Truck	\$ <u>125</u> Hour
J.	Granular Fertilizer Applicator	
	Person with Drop Applicator	\$ <u>90</u> Hour
K.	Liquid Fertilizer Applicator	
	Person with Spray Truck	\$ <u>125</u> Hour
L.	Granular Weed Control Applicator	
	Person with Drop Applicator	\$ <u>90</u> Hour
M.	Liquid Weed Control Applicator	
	Person with Spray Truck	\$ <u>125</u> Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>49</u> Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>750</u> Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:
Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

<i>General Labor</i>	\$ <u>75</u> per Hour
<i>Chainsaw Labor</i>	\$ <u>85</u> per Hour
<i>Heavy Equipment Operator</i>	\$ <u>145</u> per Hour

8) Debris removal equipment unit costs:

<i>Dump Truck & Trailer</i>	\$ <u>100</u> per Hour
<i>Wheel loader & Chipper</i>	\$ <u>60</u> per Hour
<i>Grapple Truck</i>	\$ <u>120</u> per Hour

9) Other emergency/disaster related unit costs:

<i>Dump Truck/Dump Trailer</i>	\$ <u>300 per dump load</u> per Hour
<i>Grapple Truck dump load</i>	\$ <u>650 per dump load</u> per Hour
	\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

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

Before me the undersigned authority personally appeared Shannon Dyer, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Business Development (Title) of Pine Lake Services, LLC (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the The Oaks at Shady Creek Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Shannon Dyer
Signature of Affiant

Sworn before me on May 28, 2026

Dina L Schneider
Notary Public Signature



Notary Stamp



2026

Landscape & Irrigation Maintenance Proposal

The Oaks at Shady Creek CDD



Company Overview

At Steadfast Contractors Alliance, we are proud to be a premier provider of full-spectrum Green Industry Solutions across Florida. Founded in 2019 by longtime industry leaders John Faulkner and Tony Canorro, Steadfast was built on a simple yet powerful vision: contractors helping contractors — combining decades of expertise with a relentless commitment to quality, service, and integrity.

Today, Steadfast operates through multiple specialized divisions, offering services in Environmental Solutions, Landscape Maintenance and Design, Construction, Irrigation, Stormwater Management, and Nursery Operations. With over 300 dedicated team members, we pride ourselves on delivering flexible, proactive, and detail-driven solutions for residential, commercial, and industrial projects.

In 2025, Steadfast entered an exciting new chapter through a successful recapitalization partnership with **Clearwell Group**, a private investment firm based in Tampa, Florida. This partnership strengthens our financial foundation, accelerates our growth, and ensures we can continue to deliver the highest standard of service to our clients — while maintaining the core culture of honor, integrity, and excellence that Steadfast was built on.

At Steadfast, you're not just a client — you're a valued partner. And we are steadfastly committed to your success.

Steadfast Mission Statement

Stewarding the earth with strong backs, creative minds, and a servant's heart.

Company Profile

WELCOME TO STEADFAST

Steadfast is your premier provider of Full-Spectrum Green Industry Solutions. Our approach to landscape maintenance, design, and construction is built on a commitment to excellence and an eye for the details that make all the difference. We believe the small touches have a major impact — and we train every team member to deliver that level of care and precision on every project. At Steadfast, our creativity is driven by a passion for enhancing and maintaining beautiful, functional outdoor environments.

Founded in January 2019 by industry leader John Faulkner, Steadfast Contractors Alliance was created with a clear vision: to elevate industry best practices, develop exceptional talent, and build a company rooted in honor, integrity, and conviction. With over 30 years of proven leadership — including his success as the founder and former owner of Cornerstone Solutions Group — John remains deeply involved in cultivating Steadfast's culture alongside a team of dedicated professionals.

Today, Steadfast is proud to employ over 300 team members, from corporate support staff to field crews, all united by a shared focus on excellence, attention to detail, and a passion for delivering outstanding results every single day.

— “

At Steadfast, we don't just do the hard things — we do them better.

” —

Locations

Corporate Office

30435 Commerce Drive, Unit 102
San Antonio, FL 33576

Nursery Location

34317 Kiefer Rd.
Dade City, FL 33525

San Antonio Location

30349 Commerce Drive
San Antonio, FL 33576

Palmetto Location

411 43rd Street E
Palmetto, FL 34221

Land O Lakes Location

9717 Land O Lakes Blvd
Land O Lakes, FL 34638

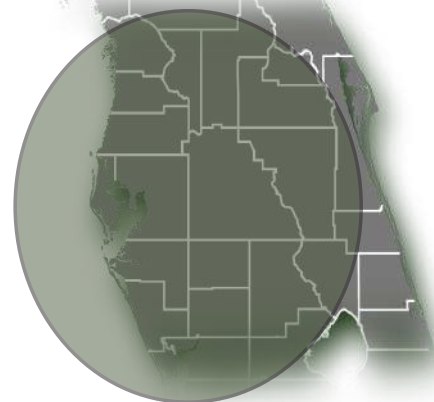
Lecanto Location

690 N Enterprise Pl
Lecanto, FL 34461

Phone: 844-347-0702

Email: office@steadfastalliance.com

Areas We Service



Our Promise

When you choose Steadfast, you'll discover a partner who doesn't just meet expectations — we exceed them. Our commitment to professionalism, proactive communication, and operational excellence sets us apart.

By combining high-quality people, proven systems, updated technology, and competitive pricing, we deliver exceptional results that add real value to your projects. We look forward to serving you and welcoming you into the Steadfast family.

What makes Steadfast Different?

At Steadfast, we believe that true success lies in the details. While many companies offer services, we deliver partnerships — built on a foundation of honor, integrity, and conviction. Our difference is driven by a deep-rooted commitment to quality, proactive communication, and doing the right thing even when it's not easy.

We combine decades of industry expertise with modern technology, proven systems, and a hands-on leadership team that remains directly engaged with every project. Our flexible structure allows us to scale resources quickly, tackle complex challenges, and maintain a high level of responsiveness that clients can rely on.

From landscape maintenance and environmental services to full construction solutions, Steadfast isn't just another contractor — we are a team of people who care, who notice the small things, and who take pride in exceeding expectations every single day. When you partner with Steadfast, you're not just getting a service provider — you're gaining a true ally committed to your long-term success.

Why Choose Steadfast?

Choosing Steadfast means choosing a partner who is committed to doing more than just completing a project — we are committed to your success. With decades of industry experience, a team of over 300 dedicated professionals, and a full range of services under one roof, Steadfast delivers the expertise, quality, and efficiency you need.

We focus on the details that others miss, using proven systems, the latest technology, and a proactive approach to anticipate challenges before they arise. Our leadership is hands-on, our crews are highly trained, and our culture is rooted in integrity, honor, and relentless work ethic. We don't just meet expectations — we consistently exceed them.

At Steadfast, you're not just a client. You're part of a family that stands behind its work and believes in building long-term relationships based on trust, transparency, and results.

Every Customer is a Partner

At Steadfast, the most important thing we build is relationships. Over the years, we've forged lasting, mutually rewarding partnerships with clients, CDDs, HOAs, homebuilders, contractors, developers, architects, vendors, subcontractors, and engineers.

Our partners return to us time and again because of the trust we've earned through experienced consultation, high-quality work, responsive service, and an unwavering attention to detail. At Steadfast, every customer is more than a project — they are a valued partner in our ongoing story of excellence.



Company Services



LANDSCAPE DESIGN / INSTALLATION

At Steadfast, we bring your vision to life with expert landscape design and installation services. Our experienced design team collaborates closely with county and municipal agencies to create beautiful, code-compliant landscape and irrigation plans for projects of any size — from residential communities to large-scale commercial developments. With Steadfast, you'll get creative, high-quality designs that meet every requirement and exceed every expectation.

LANDSCAPE MAINTENANCE

At Steadfast, we understand that your property and facilities are major investments — and maintaining their appearance is one of the smartest ways to protect and grow that value. Our expert team offers a full range of landscape maintenance services, tailored to meet the unique needs of your property. From routine care to custom maintenance programs, we have the skills and resources to keep your landscape looking its absolute best, year-round. Trust Steadfast to preserve and elevate your investment with precision and pride.



BUSH HOG / BULK MOWING

Steadfast has the equipment and expertise to handle large-scale bush hogging and bulk mowing with ease. We offer flexible scheduling — weekly, bi-weekly, or monthly — to keep your fields, open acreage, and properties neatly maintained and fully compliant with city codes. Our services also include line trimming and trash removal, ensuring your property always looks clean, professional, and well cared for. With Steadfast, managing your large spaces has never been easier.

WATER MANAGEMENT

At Steadfast, we help you stay ahead of Florida's growing water restrictions and rising costs with smart, efficient water management solutions. Our team designs customized irrigation plans that take into account your soil, plant and turf types, management practices, and environmental conditions — ensuring your landscape stays healthy while using water wisely. With Steadfast, you'll protect your investment, conserve resources, and save money, all while keeping your property looking its best.



IRRIGATION SYSTEMS

At Steadfast, we specialize in the installation, maintenance, and management of irrigation systems built for efficiency and performance. With water conservation more important than ever, we offer expert retrofitting services to upgrade your existing system for maximum water savings and healthier landscapes. Whether you need a new system or improvements to an old one, Steadfast delivers smart irrigation solutions that protect your investment and the environment.

NURSERY OPERATIONS

At Steadfast, our 10-acre nursery operation in Dade City gives us the unique advantage of growing our own high-quality plant material — allowing us to deliver fresh, vibrant landscapes while helping our clients save money. By controlling the production process, we ensure healthier plants, greater selection, and faster project turnaround times. With Steadfast, you get premium plant material directly from our fields to your property — saving you time, money, and hassle.



ENVIRONMENTAL SERVICES

Steadfast offers a full range of environmental services to protect and enhance your property. From erosion control, stormwater management (SWPPP), and wetland mitigation to pond bank restoration and forestry mulching, we deliver expert solutions tailored to your site's unique needs. Whether it's regulatory compliance or environmental improvement, Steadfast has the experience, equipment, and knowledge to get the job done right — preserving your land for the future.

Company Services



LAKE & POND MAINTENANCE

At Steadfast, we specialize in professional aquatic lake and pond maintenance to keep your water features healthy, beautiful, and thriving year-round. Whether you're dealing with algae blooms, murky water, or overgrown vegetation, our expert team delivers customized solutions that enhance the beauty and balance of your aquatic environment. With Steadfast, you can trust that your lake or pond will be expertly cared for — so you can enjoy clear water, vibrant ecosystems, and lasting peace of mind. Let's bring your water to life!

HARDSCAPES

At Steadfast, we turn your outdoor vision into reality with expertly crafted hardscapes. From elegant entry monuments and charming gazebos to outdoor patios, kitchens, paver walkways, and arbors, we design and build stunning spaces that enhance the beauty and functionality of your property. Whatever you're envisioning, Steadfast has the creativity, craftsmanship, and experience to bring it to life — creating outdoor environments that inspire and impress.



CONSTRUCTION SERVICES

Steadfast is a licensed General Contractor offering a full range of construction services to meet your residential, commercial, and industrial needs. From repairs and remodeling to complete turn-key construction projects, we deliver quality craftsmanship, efficient project management, and exceptional results. No matter the size or scope, you can trust Steadfast to bring expertise, reliability, and attention to detail to every phase of your construction project.

PEST MANAGEMENT

Steadfast offers comprehensive pest management solutions to keep your property protected and thriving. From weeds and insects to disease, wildlife, and other pests, we use proven products and strategies to control and prevent unwanted issues before they become costly problems. With Steadfast, you'll have peace of mind knowing your landscape is healthy, beautiful, and well-defended year-round.



SEASONAL COLOR PROGRAMS

Steadfast's Seasonal Color Programs bring vibrant, eye-catching beauty to your commercial property. Our expertly designed beds of seasonal annuals create stunning visual accents that elevate your landscape and leave a lasting impression on employees, visitors, and customers. A colorful, well-maintained property not only enhances your facility's appearance but also uplifts the spirit and reinforces positive perceptions of your brand. Steadfast customizes every flower program to match your landscape's unique needs and your budget — delivering maximum impact, season after season.

LANDSCAPE LIGHTING

At Steadfast, we bring your outdoor spaces to life with professional landscape and architectural lighting. Our expertly designed lighting solutions highlight the best features of your home or business, creating stunning visual appeal and added security — day or night. Whether you want to showcase your property's beauty or enhance its functionality after dark, Steadfast delivers customized lighting that makes a lasting impression.



DRAINAGE SOLUTIONS

At Steadfast, we offer reliable drainage solutions to protect your property from water damage and erosion. From connecting downspouts to main lines, installing drain basins, and re-grading soil to setting up flow wells and sump pumps, we customize every solution to fit your property's specific needs. No matter the challenge, Steadfast has the expertise and equipment to solve your drainage problems and keep your landscape healthy, stable, and worry-free.

TRAINING

TRAINING YOUR TEAM TO EXCEED YOUR EXPECTATIONS

We understand that well trained and tenured team members provide outstanding quality and customer service. Every landscaper on your team is required to complete our certification program, which prepares your crew with the skills to perform quality work, safely and to your complete satisfaction.

A SAFE COMMUNITY AND WORKPLACE IS OUR PRIORITY

The safety and well-being of your properties visitors, the general public, and our employees is of paramount importance to our operation. Below are measures we employ to maintain a safe working environment on and off your property.

PRESERVING A SAFE ENVIRONMENT

- Criminal background checks
- E-Verification
- Initial and random driving record checks
- Initial and random drug/alcohol screenings
- Fully uniformed crews with safety vests
- Steadfast logo clearly displayed on vehicles
- “How’s my driving?” stickers on vehicles

CREW SAFETY

- Extensive driver safety certification program
- New hire safety orientation
- Certification required to use all power equipment
- Reward system for safety compliance
- Mandatory Bi-weekly field crew safety meetings
- Weekly management safety calls





BEST MANAGEMENT PRACTICES CERTIFIED

We have all our team members complete a GI-BMP Course.

WHAT ARE GREEN INDUSTRIES BEST MANAGEMENT PRACTICES?

Green Industries Best Management Practices (GI-BMPs) is an educational program for people working in lawn-care and landscape maintenance. The GI-BMP program teaches environmentally safe landscaping practices that help conserve and protect Florida's ground and surface waters.



Emergency Storm Cleanup



No matter what mother nature may bring you,
**STEADFAST IS
 LOOKING OUT
 FOR YOU!**



When a catastrophe occurs such as a Hurricane, we have the capabilities and manpower to respond immediately.

Resources from Steadfast will be available in the event of an emergency to ensure our customers have access to crews and equipment quickly.



Safety before and after a storm is our primary focus. Immediately following the storm, our teams will ensure:

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

**LET US HELP YOU
 WEATHER
 THE STORM**

The Steadfast Way



01

CONSULTATION

We will have an initial meeting to go over the scope of work. At this first meeting, we will determine if plans are needed. If so, you can provide your own, Steadfast can also use our inhouse team to provide them, or we can refer you to a licensed architect with whom we work regularly.

02

PROPOSAL

Soon after our first meeting we will provide a preliminary proposal based on scope of work and/or architectural drawings. We will meet a second time to go over the proposal. During this meeting you will receive our product selection sheet, which categorizes and keeps track of all you product selections and project specifications. We will also discuss job length and start date.

03

PROJECT PLANNING

If you are ready to move forward after the second meeting We will continue to meet as many times as needed to finalize the scope of work, pricing, and project selection. We will ask that you select most all of your products and finishes before the project starts. That enables your project to run smoothly and ensures that there are no delays. Then permits are secured and materials ordered.

04

CONSTRUCTION

Once your project starts we will have regular progress meetings based on need and/or your preference.

05

COMPLETION

Upon Completion of the job, we will have a final walk though and make sure everything is finished to both your and our satisfaction.



Because I value the safety of my family, friends, neighborhood and co-workers, I pledge to always:

- Call 811 two full business days before digging in my yard or at a job site.
- Wait those two days so utilities can mark with paint and flags.
- Verify each utility's response by checking the Positive Response System.
- Keep the marks visible during my entire project.
- Call 811 again if the marks are destroyed.
- Dig carefully within 24 inches of the marks.

Client References

Current and Past Clients



Awaiting updated text!

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“

The employees are very friendly and helpful. The customer service is very great.

”

Client References

Current and Past Clients

Landscape Maintenance Customers:

Terra Management
 Leland Management
 Range Water Real Estate
 Avli at Crosstown Center
 Avalon Park West Townhomes
 Bexley CDD
 Crocketts Towing
 Cypress Mills CDD
 Cushman and Wakefiled
 Unique Property Service
 Global Turf
 Greenacere Properties
 Resipro
 Haven Bend HOA
 Hawthorne Meadows HOA
 Infamark
 Hilton Garden Inn, Lutz
 Landing at Belle Lake HOA
 Legacy at Highwoods Preserve
 Lexus of Wesley Chapel
 Main Event Wesley Chapel
 Nathan Square Townhomes Association
 Elite Management
 Persimmon Park HOA
 Rose Cottage at Connerton
 Starkey Ranch Parcels
 Tampa Honda
 Wesley Chapel Honda
 Wesley Chapel Toyota
 The Sanctuary at Carrollwood Village
 Valri Park HOA
 Wesley Chapel Commons
 Willow Square Townhomes
 National Fleet Services
 Home River Group
 Compass Pointe Townhomes

Environmental Customers:

Mirada CDD
 Superior Construction
 Right of Way Construction
 Pepper Contracting
 DPF, Inc.
 Avid Property Management
 Meritus
 Gloger Construction
 Rizzetta & Company
 Longleaf CDD
 Ceaderwood Village
 City Center CDD
 Hawks Point CDD
 Heritage Harbor CDD
 Lakeshore Ranch CDD
 Waterchase CDD
 Townhomes at Parkside
 Townhomes of Country Run HOA
 Countrywalk CDD
 Suncoast CDD
 Ryker Services
 Cross Construction
 The Groves CDD
 Zephyr Lakes CDD



Vendor References

Trade & Credit References

Creekside Nursery

Creekside Nursery

16316 Bellamy Brothers Blvd
Dade City, FL 33523
352-588-1078



Cherry Lake Nurseries

7836 Cherry Lake Road
Groveland, FL 34736
850-567-0854



Uplifting Air and Services

12231 Main Street #1196
San Antonio, FL 33576
813-681-1600



Accurate Drilling Solutions

9507 Palm River Road
Tampa FL 33616
813-643-6161



Whitaker Design Group

12547 Spring Hill Drive
Spring Hill, FL 34609
855-810-0855



Handcart Garden Center

9239 Handcart Road
Dade City, FL 33525
813-771-8905

National Companies:





CERTIFICATE OF LIABILITY INSURANCE

Agenda Page 256 DATE (MM/DD/YYYY)

10/14/2025

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

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

PRODUCER The Baldwin Group Southwest LLC 2255 Ridge Rd, Ste 333 Rockwall TX 75087	CONTACT NAME: Ashley Smalley PHONE (A/C, No, Ext): 972-771-4071 E-MAIL ADDRESS: certs2.southwest@baldwin.com		FAX (A/C, No): 972-771-4695
	INSURER(S) AFFORDING COVERAGE		
License#: BR-1796913 STEACON-02	INSURER A: BITCO General Insurance Corpor	NAIC # 20095	
INSURED Steadfast Contractors Alliance, LLC Steadfast Environmental, LLC HC Property Maintenance, LLC 30435 Commerce Drive, Suite 102 San Antonio FL 33576	INSURER B: CERTAIN UNDERWRITERS OF LLOYDS (LLOYD'S)	1126006	
	INSURER C: Hiscox Insurance Company	10200	
	INSURER D:		
	INSURER E:		
	INSURER F:		


COVERAGES **CERTIFICATE NUMBER:** 1627622896 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CLP3755945	3/29/2025	3/29/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			CAP3755944	3/29/2025	3/29/2026	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 <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP3755947	3/29/2025	3/29/2026	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC3755946	3/29/2025	3/29/2026	<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
A	Leased/Rented Equipment			CLP3755945	3/29/2025	3/29/2026	Max. / Per Item	300,000 / 100,000
C	Professional Liability (CPRO)			ANE5275256.24	12/20/2024	12/20/2025	CPRO Per Claim / Agg.	2,000,000 / 2M
B	Pollution Liability (CPOL)			CPL00013001	3/29/2024	3/29/2026	CPOL Per Claim / Agg.	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 General Liability, Business Auto, Professional Liability and Pollution Liability policies include blanket automatic additional insured endorsements that provide additional insured status to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.
 General Liability, Business Auto, Professional Liability and Pollution Liability policies contain an endorsement with "Primary and Noncontributory" wording.
 General Liability, Business Auto, Workers' Compensation, Professional Liability and Pollution Liability policies include blanket automatic waiver of subrogation endorsements that provide this feature, only when there is a written contract between the named insured and the certificate holder that requires it.
 Umbrella overlays the General Liability, Business Auto Liability and Employers' Liability policies.

*ALWAYS REFER TO THE POLICY FORMS FOR SPECIFIC WORDING OF SUCH COVERAGE, LIMITS, CONDITIONS AND EXCLUSIONS.

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

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Confidential



Steadfast Alliance



Reporting Package

For the Month and TTM Period Ending January 31, 2026

Prepared February 20, 2026

This report is for the exclusive use of the officers, directors and lending partners of Steadfast Alliance (SA) and is not to be shown or given to any person other than those recipients. This report is proprietary and confidential and must not be forwarded, transmitted, distributed, copied or otherwise reproduced or communicated to any other person in any manner whatsoever without prior written consent of SA.



Confidential

SA FINANCIAL STATEMENTS

TTM Income Statement

	<u>Feb 25</u>	<u>Mar 25</u>	<u>Apr 25</u>	<u>May 25</u>	<u>Jun 25</u>	<u>Jul 25</u>	<u>Aug 25</u>	<u>Sep 25</u>	<u>Oct 25</u>	<u>Nov 25</u>	<u>Dec 25</u>	<u>Jan 26</u>	<u>TOTAL</u>
Ordinary Income/Expense													
Income													
4000 - Company Sales													
Total Income	3,472,015.56	5,531,193.17	5,075,336.10	4,618,542.45	5,534,177.16	5,587,211.20	5,556,688.15	5,702,924.96	6,040,520.96	5,452,237.33	4,566,472.72	4,818,751.07	61,956,070.83
Cost of Goods Sold													
Total Direct Costs	1,841,871.72	2,684,206.91	2,723,291.91	2,250,056.40	2,612,820.04	2,965,134.28	2,939,460.87	3,118,363.13	3,066,845.34	2,743,765.58	2,447,867.83	2,494,634.86	31,888,318.87
Total 5800 - Labor	1,050,941.51	971,637.45	1,357,604.65	1,228,878.67	1,255,467.23	1,440,608.19	1,355,780.77	1,390,911.00	1,366,671.33	1,045,793.16	1,222,260.38	1,227,104.56	14,913,658.90
Total 6000 - Indirect Costs	114,931.59	131,700.29	132,946.75	136,158.73	161,331.47	194,697.23	211,703.54	180,481.77	204,166.81	164,918.28	173,580.80	208,362.72	2,014,979.98
Total COGS	3,007,744.82	3,787,544.65	4,213,843.31	3,615,093.80	4,029,618.74	4,600,439.70	4,506,945.18	4,689,755.90	4,637,683.48	3,954,477.02	3,843,709.01	3,930,102.14	48,816,957.75
Gross Profit	464,270.74	1,743,648.52	861,492.79	1,003,448.65	1,504,558.42	986,771.50	1,049,742.97	1,013,169.06	1,402,837.48	1,497,760.31	722,763.71	888,648.93	13,139,113.08
Total Expense	729,222.62	985,523.59	472,616.08	851,288.16	907,126.98	903,181.02	1,027,298.40	908,757.27	962,689.46	935,242.77	1,165,130.55	1,027,883.47	10,875,960.37
Net Ordinary Income	-264,951.88	758,124.93	388,876.71	152,160.49	597,431.44	83,590.48	22,444.57	104,411.79	440,148.02	562,517.54	-442,366.84	-139,234.54	2,263,152.71
Net Other Income	371.37	10,023.86	1,752.77	546.07	171.09	0.44	2,793.33	0.00	-11,640.19	28,037.37	36,774.44	1,950.00	70,780.55
Net Income	<u>-264,580.51</u>	<u>768,148.79</u>	<u>390,629.48</u>	<u>152,706.56</u>	<u>597,602.53</u>	<u>83,590.92</u>	<u>25,237.90</u>	<u>104,411.79</u>	<u>428,507.83</u>	<u>590,554.91</u>	<u>-405,592.40</u>	<u>-137,284.54</u>	<u>2,333,933.26</u>



Confidential

SA TTM Balance Sheet

	25-Feb	25-Mar	25-Apr	25-May	25-Jun	25-Jul	25-Aug	25-Sep	25-Oct	25-Nov	25-Dec	26-Jan
ASSETS												
Total Checking/Savings	2,535,401.29	2,890,929.16	2,829,293.97	1,800,473.21	2,148,479.49	3,088,503.49	1,253,713.66	3,562,689.40	1,494,627.70	2,184,623.00	2,926,729.67	2,124,044.55
Total Accounts Receivable	6,057,644.46	7,190,371.48	7,548,122.57	7,031,072.03	7,792,932.87	7,702,345.17	9,208,081.26	7,981,171.86	10,529,895.64	10,437,971.50	8,384,439.62	8,737,816.16
Total Other Current Assets	2,732,823.46	2,581,594.98	2,626,586.10	3,069,212.01	2,866,433.59	3,031,517.03	3,196,910.02	3,276,936.10	2,942,408.50	3,393,678.91	3,439,233.83	5,377,253.90
Total Current Assets	11,325,869.21	12,662,895.62	13,004,002.64	11,900,757.25	12,807,845.95	13,822,365.69	13,658,704.94	14,820,797.36	14,966,931.84	16,016,273.41	14,750,403.12	16,239,114.61
Fixed Assets												
1810 · Land												
1810.01 · Keifer Rd Property	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00
Total 1810 · Land	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00	13,700.00
1820 · Buildings	10,203.68	10,203.68	10,203.68	10,203.68	10,203.68	10,203.68	10,203.68	10,203.68	10,203.68	10,203.68	10,203.68	10,203.68
1830 · Furniture Fixtures and Equip	29,785.43	29,785.43	29,785.43	29,785.43	29,785.43	29,785.43	29,785.43	29,785.43	29,785.43	29,785.43	29,785.43	29,785.43
1840 · Vehicles-Trailers	3,441,889.71	3,617,047.56	3,714,928.72	3,797,575.38	4,012,426.03	4,268,501.28	4,265,682.99	4,413,625.40	4,583,700.18	4,533,450.18	4,533,450.18	4,965,845.81
1850 · Construction Equipment	1,337,510.00	1,533,220.21	1,582,302.46	1,582,302.46	1,671,026.10	1,794,148.80	1,819,168.37	1,839,581.93	1,859,928.17	1,867,740.35	1,867,740.35	1,870,187.10
Total 1800 · Fixed Assets	4,833,088.82	5,203,956.88	5,350,920.29	5,433,566.95	5,737,141.24	6,116,339.19	6,138,540.47	6,306,896.44	6,497,317.46	6,454,879.64	6,454,879.64	6,889,722.02
Total 1900 · Accumulated Depreciation	-278,099.36	-394,920.54	-518,334.73	-643,402.07	-773,643.35	-910,781.53	-1,049,722.22	-1,191,824.12	-1,337,130.83	-1,492,187.50	-1,636,438.87	-1,801,307.82
Total Fixed Assets	4,554,989.46	4,809,036.34	4,832,585.56	4,790,164.88	4,963,497.89	5,205,557.66	5,088,818.25	5,115,072.32	5,160,186.63	4,962,692.14	4,818,440.77	5,088,414.20
1955 · Security Deposit on Lease	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00
1956 · WEX PREPAID DEPOSIT	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00
1957 · Leasehold Improvements	11,122.00	11,122.00	11,122.00	11,122.00	11,122.00	11,122.00	11,122.00	11,122.00	70,050.96	262,400.02	272,389.23	272,389.23
Total 1958 · Right of Use	555,930.48	505,824.69	488,963.18	472,021.27	454,998.61	443,569.57	432,072.52	414,878.48	403,277.34	474,561.30	460,605.13	446,234.22
1960 · Goodwill												
1960.01 · Goodwill - Clearwell	11,980,548.11	11,980,548.11	11,980,548.11	11,980,548.11	11,980,548.11	11,980,548.11	11,980,548.11	11,980,548.11	11,980,548.11	11,980,548.11	11,980,548.11	11,980,548.11
1960.02 · Accum Amort - Goodwill CW	0.00	-299,513.70	-399,351.60	-499,189.50	-599,027.40	-698,865.30	-798,703.20	-898,541.10	-998,379.00	-1,098,216.90	-1,198,054.80	-1,297,892.70
1960.04 · Goodwill - JPM	0.00	0.00	0.00	0.00	0.00	920,723.53	920,723.53	920,723.53	920,723.53	920,723.53	920,723.53	920,723.53
1960.05 · Accum Amort - Goodwill JPM	0.00	0.00	0.00	0.00	0.00	0.00	-7,672.70	-15,345.40	-23,018.10	-30,690.80	-38,363.50	-46,036.20
1960.06 · Goodwill - Wasterside	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	706,463.18
Total 1960 · Goodwill	11,980,548.11	11,681,034.41	11,581,196.51	11,481,358.61	11,381,520.71	12,202,406.34	12,094,895.74	11,987,385.14	11,879,874.54	11,772,363.94	11,664,853.34	12,263,805.92
1965 · Investment In Acquisitions												
1965.01 · Investment in JPM	0.00	0.00	0.00	0.00	0.00	1,100,000.00	1,100,000.00	1,100,000.00	1,100,000.00	1,100,000.00	1,100,000.00	1,100,000.00
1965.02 · Investment in Waterside	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800,000.00
Total 1965 · Investment In Acquisitions	0.00	0.00	0.00	0.00	0.00	1,100,000.00	1,100,000.00	1,100,000.00	1,100,000.00	1,100,000.00	1,100,000.00	1,900,000.00
Total Other Assets	12,559,850.59	12,210,231.10	12,093,531.69	11,976,751.88	11,859,891.32	13,769,347.91	13,650,340.26	13,525,635.62	13,465,452.84	13,621,575.26	13,510,097.70	14,894,679.37
TOTAL ASSETS	28,440,709.26	29,682,163.06	29,930,119.89	28,667,674.01	29,631,235.16	32,797,271.26	32,397,863.45	33,461,505.30	33,592,571.31	34,600,540.81	33,078,941.59	36,222,208.18



Confidential

LIABILITIES & EQUITY

Liabilities												
Total Accounts Payable	2,514,585.62	2,681,758.22	3,134,716.86	2,315,538.00	2,600,965.77	3,176,798.74	3,044,597.16	3,677,497.68	3,798,552.60	3,414,248.87	3,105,280.34	2,851,926.59
Total Credit Cards	236,444.55	172,790.83	171,619.14	79,342.56	114,228.20	160,222.22	163,536.93	180,495.17	213,647.06	156,316.32	188,942.77	252,462.41
2320 · Suspense Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-24,003.07	5,750.00	0.00	0.00	0.00
2330 · Lease Liabilities	176,012.85	161,343.80	156,401.40	141,560.78	122,436.83	107,331.77	95,631.92	106,316.63	142,724.59	170,204.28	172,479.75	172,479.75
2360 · Accrued Payroll	201,948.94	267,014.80	437,997.12	312,800.86	412,030.35	665,200.21	367,538.88	502,705.47	338,551.97	246,806.41	390,686.28	334,443.13
2361 · Accrued PTO	194,241.39	191,379.05	205,704.05	209,087.19	188,307.31	208,294.79	216,895.87	220,702.48	230,783.29	235,501.04	233,852.58	238,439.18
2375 · Accrued Tax Liability	128,266.21	128,266.21	128,266.21	128,266.21	128,266.21	128,266.21	128,266.21	128,266.21	128,266.21	128,266.21	128,266.21	128,266.21
Total 2380 · Retentions Payable	0.00	0.00	0.00	0.00	0.00	0.00	32,727.88	78,496.51	114,081.06	139,574.58	143,843.14	143,488.28
2392 · Accrued Expenses	6,640.38	0.00	24,226.00	24,226.00	-25,987.64	24,197.38	31,469.38	67,352.38	103,235.38	13,099.38	-21,395.62	0.00
2405 · Cobra Liabilities	0.00	0.00	0.00	0.00	0.00	31.37	62.74	94.11	0.00	0.00	0.00	0.00
Total 2430 · Deferred Income	0.00	0.00	194,210.25	194,210.25	9,011.80	9,011.80	8,200.00	8,200.00	0.00	75,361.21	80,260.73	124,084.98
Total 2450 · Due to Officers/Owners	1,065,879.30	1,065,879.30	710,586.20	355,293.10	355,293.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 2490 · Other Current Liabilities	415,060.07	549,862.13	657,505.08	650,097.90	690,916.26	1,360,784.71	1,344,798.25	1,359,221.44	1,381,266.72	1,856,186.08	1,145,167.20	1,429,059.39
2495 · Closing Transactions- Clearwell												
2495.01 · Closing Transactions Clearwell	1,044.76	1,044.76	13,048.29	13,048.29	13,048.29	13,048.29	13,048.29	13,048.29	13,048.29	13,048.29	13,048.29	13,048.29
2495.02 · Seller Payable	758,347.38	758,347.38	758,347.38	758,347.38	758,347.38	758,347.38	758,347.38	758,347.38	302,782.46	202,782.46	0.00	0.00
2495.03 · Due to SF Landscape Management	3,050,021.09	3,050,021.09	3,050,021.09	3,050,021.09	3,050,021.09	3,050,021.09	3,050,021.09	3,050,021.09	3,050,021.09	3,050,021.09	3,050,021.09	3,050,021.09
2495.04 · Closing Statement Adjustments	-972,731.00	-972,731.00	-972,731.00	-972,731.00	-972,731.00	-972,731.00	-972,731.00	-972,731.00	-972,731.00	-972,731.00	-972,731.00	-972,731.00
2495.05 · Amortized Financing Costs	-439,360.60	-432,495.59	-425,630.58	-418,765.57	-411,900.56	-405,035.55	-398,170.54	-391,305.53	-384,440.52	-377,575.51	-370,710.50	-363,845.49
Total 2495 · Closing Transactions- Clearwell	2,397,321.63	2,404,186.64	2,423,055.18	2,429,920.19	2,436,785.20	2,443,650.21	2,450,515.22	2,457,380.23	2,008,680.32	1,915,545.33	1,719,627.88	1,726,492.89
Total 2497 · Closing Transactions - JPM	0.00	0.00	0.00	0.00	0.00	550,000.00	550,000.00	550,000.00	500,000.00	450,000.00	450,000.00	450,000.00
Total 2498 · Closing Transactions - Watersid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250,000.00
Total 2300 · Other Current Liability	4,584,344.93	4,767,931.93	4,937,951.49	4,445,462.48	4,317,059.42	5,496,768.45	5,226,106.35	5,454,732.39	4,953,339.54	5,230,544.52	4,442,788.15	4,996,753.81
Total Current Liabilities	8,585,909.30	8,873,015.18	8,916,526.97	7,512,582.52	7,654,492.87	9,506,028.89	9,106,479.92	9,984,964.72	9,637,778.68	9,473,349.19	8,409,250.74	10,573,687.29
Total Long Term Liabilities	11,658,096.14	11,843,865.29	11,829,548.72	11,818,340.73	12,042,389.00	12,173,298.16	12,148,201.42	12,228,946.68	12,278,690.90	12,860,534.98	12,808,626.61	13,124,741.19
Total Liabilities	20,244,005.44	20,716,880.47	20,746,075.69	19,330,923.25	19,696,881.87	21,679,327.05	21,254,681.34	22,213,911.40	21,916,469.58	22,333,884.17	21,217,877.35	23,698,428.48
Equity												
30000 · Opening Balance Equity	9,926,577.15	9,927,007.13	9,755,139.26	9,755,139.26	9,755,139.26	9,755,139.26	9,755,139.26	9,755,139.26	9,755,139.26	9,755,139.26	9,755,139.26	9,755,139.26
3030 · Intercompany Equity - JPM	0.00	0.00	0.00	0.00	0.00	1,100,000.00	1,100,000.00	1,100,000.00	1,100,000.00	1,100,000.00	1,100,000.00	1,100,000.00
3031 · Intercompany Equity - Waterside	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800,000.00
32000 · Retained Earnings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,005,924.98
Net Income	-1,729,873.33	-961,724.54	-571,095.06	-418,388.50	179,214.03	262,804.95	288,042.85	392,454.64	820,962.47	1,411,517.38	1,005,924.98	-137,284.54
Total Equity	8,196,703.82	8,965,282.59	9,184,044.20	9,336,750.76	9,934,353.29	11,117,944.21	11,143,182.11	11,247,593.90	11,676,101.73	12,266,656.64	11,861,064.24	12,523,779.70
TOTAL LIABILITIES & EQUITY	28,440,709.26	29,682,163.06	29,930,119.89	28,667,674.01	29,631,235.16	32,797,271.26	32,397,863.45	33,461,505.30	33,592,571.31	34,600,540.81	33,078,941.59	36,222,208.18



Confidential

SA TTM Cash Flow Statement

TTM Consolidated Statement of Cash Flows - Steadfast	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	08/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026
OPERATING ACTIVITIES												
Net Income	-264,580.51	768,148.79	390,629.48	152,706.56	597,602.53	83,590.92	25,237.90	104,411.79	428,507.83	590,554.91	-405,592.40	-137,284.54
Adjustments to reconcile Net Income												
Net cash provided by operations:	1,032,260.74	73,756.13	31,399.06	-836,236.51	-160,146.29	1,860,631.20	-2,045,440.15	2,181,539.13	-2,184,633.61	66,779.15	538,286.11	-264,244.60
Net cash provided by Operating Activities	1,032,260.74	73,756.13	31,399.06	-836,236.51	-160,146.29	1,860,631.20	-2,045,440.15	2,181,539.13	-2,184,633.61	66,779.15	538,286.11	-264,244.60
INVESTING ACTIVITIES												
Net cash provided by investing activities:	-258,345.08	95,572.61	93,150.19	159,200.49	-56,472.45	-2,151,516.36	235,747.06	98,450.57	15,068.47	41,372.07	255,728.93	-1,654,555.10
Net cash provided by Investing Activities	-258,345.08	95,572.61	93,150.19	159,200.49	-56,472.45	-2,151,516.36	235,747.06	98,450.57	15,068.47	41,372.07	255,728.93	-1,654,555.10
FINANCING ACTIVITIES												
Net cash provided by Financing Activities:	138,836.24	186,199.13	-186,184.44	-11,207.99	224,048.27	1,230,909.16	-25,096.74	80,745.26	49,744.22	581,844.08	-51,908.37	1,116,114.58
Net cash provided by Investing Activities	138,836.24	186,199.13	-186,184.44	-11,207.99	224,048.27	1,230,909.16	-25,096.74	80,745.26	49,744.22	581,844.08	-51,908.37	1,116,114.58
Net cash increase for period	912,751.90	355,527.87	-61,635.19	-688,244.01	7,429.53	940,024.00	-1,834,789.83	2,360,734.96	-2,119,820.92	689,995.30	742,106.67	-802,685.12
Cash at beginning of period	1,622,649.39	2,535,401.29	2,890,929.16	2,829,293.97	2,141,049.96	2,148,479.49	3,088,503.49	1,253,713.66	3,614,448.62	1,494,627.70	2,184,623.00	2,926,729.67
Cash at end of period	2,535,401.29	2,890,929.16	2,829,293.97	2,141,049.96	2,148,479.49	3,088,503.49	1,253,713.66	3,614,448.62	1,494,627.70	2,184,623.00	2,926,729.67	2,124,044.55



Confidential

P&L by Department

	<u>100 Hardscapes</u>	<u>200 Landscape</u>	<u>300 Irrigation</u>	<u>400 Maintenance</u>	<u>500 Aquatics</u>	<u>600 Environmental</u>	<u>TOTAL</u>
Ordinary Income/Expense							
Income							
4000 • Company Sales	975,223.05	1,742,933.83	638,280.89	1,145,682.12	139,015.16	177,616.02	4,818,751.07
Total Income	975,223.05	1,742,933.83	638,280.89	1,145,682.12	139,015.16	177,616.02	4,818,751.07
Cost of Goods Sold							
Direct Costs	548,802.21	1,128,918.04	515,876.68	204,588.49	45,181.98	51,267.46	2,494,634.86
5800 • Labor	62,173.77	356,917.39	257,785.70	471,027.67	40,412.00	38,788.03	1,227,104.56
6000 • Indirect Costs	10,603.39	74,209.23	31,189.52	79,525.78	5,725.04	7,109.76	208,362.72
Total COGS	621,579.37	1,560,044.66	804,851.90	755,141.94	91,319.02	97,165.25	3,930,102.14
Gross Profit	353,643.68	182,889.17	-166,571.01	390,540.18	47,696.14	80,450.77	888,648.93
Expense							
8000 • General Expenses	164,066.25	276,809.69	108,679.72	231,834.65	26,637.51	33,723.69	841,751.51
9060 • Non-Operating Expenses	4,515.55	8,070.27	2,955.42	5,304.82	643.68	822.41	22,312.15
9100 • Stock Sale Associated Expenses	33,154.00	59,253.34	21,699.20	38,948.97	4,725.99	6,038.31	163,819.81
Total Expense	201,735.80	344,133.30	133,334.34	276,088.44	32,007.18	40,584.41	1,027,883.47
Net Ordinary Income	151,907.88	-161,244.13	-299,905.35	114,451.74	15,688.96	39,866.36	-139,234.54
Other Income/Expense							
Other Income							
7000 • Other Income	0.00	0.00	0.00	950.00	0.00	1,000.00	1,950.00
Total Other Income	0.00	0.00	0.00	950.00	0.00	1,000.00	1,950.00
Net Other Income	0.00	0.00	0.00	950.00	0.00	1,000.00	1,950.00
Net Income	<u>151,907.88</u>	<u>-161,244.13</u>	<u>-299,905.35</u>	<u>115,401.74</u>	<u>15,688.96</u>	<u>40,866.36</u>	<u>-137,284.54</u>



North River Ranch Improvement Stewardship District Solicitation for Landscape & Irrigation Maintenance Services

Submittal Requirements

Company Information

Name of Company:

Steadfast Contractors Alliance, LLC

Headquarters/parent company locations:

30435 Commerce Drive Suite 102 San Antonio, FL 33525

Office Locations and total number of employees at each:

Office Name	Location	Number of Employee
Corporate	30435 Commerce Drive Suite 102 San Antonio, FL 33576	56
Nursery Location	34317 Kiefer Road Dade City, FL 33525	86
San Antonio Location	30349 Commerce Drive San Antonio, FL 33576	138
Palmetto Location	411 43 rd Street E Palmetto, FL 34221	52
Land O Lakes Location	917 Land O Lakes Blvd Land O Lake, FL 34638	23
Lecanto Location	690 N Enterprise Pt Lecanto, FL 34461	18

Local Address to serve North River Ranch:

San Antonio Location: 411 43rd Street E Palmetto, FL 34221 Phone: 844-347-0702

History of the company:

At Steadfast Contractors Alliance, we are proud to be a premier provider of full-spectrum Green Industry Solutions across Florida. Founded in 2019 by longtime industry leaders John Faulkner and Tony Canorro, Steadfast was built on a simple yet powerful vision: contractors helping contractors — combining decades of expertise with a relentless commitment to quality, service, and integrity.

Today, Steadfast operates through multiple specialized divisions, offering services in Environmental Solutions, Landscape Maintenance and Design, Construction, Irrigation,



Stormwater Management, and Nursery Operations. With over 300 dedicated team members, we pride ourselves on delivering flexible, proactive, and detail-driven solutions for residential, commercial, and industrial projects.

In 2025, Steadfast entered an exciting new chapter through a successful recapitalization partnership with **Clearwell Group**, a private investment firm based in Tampa, Florida. This partnership strengthens our financial foundation, accelerates our growth, and ensures we can continue to deliver the highest standard of service to our clients — while maintaining the core culture of honor, integrity, and excellence that Steadfast was built on.

At Steadfast, you're not just a client — you're a valued partner. And we are steadfastly committed to your success.

Organization Chart of Company:

Operational Organizational Chart As of 09/23/26

John Faulkner CEO																					
Tony Casero COO						Miranda Faulkner Smith CFO															
Greg Oswald President																					
Solos		Logistics		Landscape & Irrigation				Construction		Maintenance				Environmental							
		John Newton Director of Logistics						Joe Champion Construction Manager		Chris Wallen Director of Maintenance Erin Hermann Special Projects Manager				Joe Hamilton Director of Environmental							
Steven Howard Business Development Director		John Vallejo Purchasing Manager		Adam Caple Director of Housing						Kevin Riemensperger Biologist / Aquatics Manager				Leland Smith Palmetto Branch ENV Manager							
Amanda Peterson Sales and Design Consultant		John Vallejo Purchasing Manager		Ralph Girard Sr. Project Manager		Juan Ramirez Landscape Manager		Michael Davidson Project Manager		San Antonio		Palmetto		Land O Lakes		Lacanto					
Cristine Santiago Project Coordinator		Brett Perry Logistics Assistant		Thomas Adriessen Landscape Superintendent		James Davidson Construction Superintendent		Pat Powell San Antonio Branch Manager		Richard Smith Palmetto Branch Manager		Ryle Balcher Land O Lakes Branch Manager		Kevin Lanier Lacanto Branch Manager		David Smeltz Aquatic Technician		Preston Phillips Account Manager/Project Coordinator			
Daniela Martinez Sales Coordinator		Katerina Becker Purchasing/Logistics Assistant		TJ Snyder Project Manager		Oscar Rodriguez Project Manager		Bill Conrad Account Manager		Corey Wilbur Account Manager		Tim Garretson Account Manager		Joshua Britto Aquatic Technician		Field Operations Manager		Richard Perez Aquatic Technician		Matthew Gettrick Account Manager	
Austin Becker Lead Mechanic		Jason Rhoads Fleet Maintenance Manager		Tim Bowersox Project Manager		Pablo Ramirez Irrigation Manager		Nick Surden Construction Superintendent		Kevin Hiller Account Manager		Victor Figueroa Account Manager		Joshua Balcher Production Manager		Nicholas Holler Aquatic Technician		Mason Dalbaets Aquatic Technician			
		Marcelo Simons Project Manager		Tyler Cornett Irrigation Assistant		Markuz Borowski Construction Superintendent		Yovani Cordero San Antonio Irrigation Manager		James Muckenthaler Account Manager		Seth Mendez Account Manager		Zaqueo Baza Production Manager		Salvador Martinez Production Manager		Frask Colfaro Palmetto Irrigation Manager			
		Dalton South Project Manager		Elas Ramirez Nursery Manager		Jacob Davidson Construction Superintendent		Yovani Cordero San Antonio Irrigation Manager		Salvador Martinez Production Manager		Padre Ponce Production Manager									



Proof of Insurance:

		CERTIFICATE OF LIABILITY INSURANCE	DATE (MM/DD/YYYY) 10/14/2025
<p>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.</p>			
<p>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).</p>			
PRODUCER The Baldwin Group Southwest LLC 2255 Ridge Rd, Ste 333 Rockwall TX 75087	CONTACT NAME Ashley Smalley PHONE (A/C, No, Ext): 972-771-4071 FAX (A/C, No): 972-771-4895 EMAIL ADDRESS: cerns2.southwest@baldwin.com	INSURER(S) AFFORDING COVERAGE INSURER A: BITCO General Insurance Corpor INSURER B: CERTAIN UNDERWRITERS OF LLOYDS (LLOYD'S INSURER C: Hiscox Insurance Company INSURER D: INSURER E: INSURER F:	
INSURED Steadfast Contractors Alliance, LLC Steadfast Environmental, LLC HC Property Maintenance, LLC 30435 Commerce Drive, Suite 102 San Antonio FL 33576	License#: BR-1796913 STEFAGON-02	NAIC # 20095 1126006 10200	

COVERAGES **CERTIFICATE NUMBER:** 1627622896 **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. WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	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 checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		CLP3755945	3/29/2025	3/29/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$10,000 PERSONAL & ADY INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPROP AGG \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY		CAP3755944	3/29/2025	3/29/2026	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 type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> RETENTION \$ 10,000	<input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR	CUP3755947	3/29/2025	3/29/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/BOARD MEMBER (Mandatory in NH) (If res. describes under DESCRIPTION OF OPERATIONS below)	Y/N <input checked="" type="checkbox"/> N / A	WC3755946	3/29/2025	3/29/2026	<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
A C 3	Leased/Rented Equipment Professional Liability (CPLP) Pollution Liability (CPOL)		CLP3755945 ANE5275266.24 CPL00013001	3/29/2025 12/20/2024 3/29/2024	3/29/2026 12/20/2025 3/29/2026	Max / Per Claim CPOL Per Claim / Agg 300,000 / 100,000 CPRO Per Claim / Agg 2,000,000 / 2M CPOL Per Claim / Agg 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 General Liability, Business Auto, Professional Liability and Pollution Liability policies include blanket automatic additional insured endorsements that provide additional insured status to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.
 General Liability, Business Auto, Professional Liability and Pollution Liability policies contain an endorsement with "Primary and Noncontributory" wording.
 General Liability, Business Auto, Workers' Compensation, Professional Liability and Pollution Liability policies include blanket automatic waiver of subrogation endorsements that provide this feature, only when there is a written contract between the named insured and the certificate holder that requires it.
 Umbrella overays the General Liability, Business Auto Liability and Employers' Liability policies.

*ALWAYS REFER TO THE POLICY FORMS FOR SPECIFIC WORDING OF SUCH COVERAGE, LIMITS, CONDITIONS AND EXCLUSIONS.

CERTIFICATE HOLDER	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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List any outstanding litigation that would threaten the viability of the proposer or the performance of services: None

Qualifications and Staffing

Steadfast currently serves 18 Community Development District.

Statement of Qualifications:

Steadfast Contractors Alliance is uniquely positioned to deliver exceptional results across the full scope of services outlined, thanks to our deep-rooted expertise, proven track record, and highly specialized team. Our leadership and field personnel bring decades of combined experience in **Community Development District (CDD) management**, green industry operations, and large-scale infrastructure development.

We offer **comprehensive in-house capabilities** that span the installation, enhancement, and maintenance of common areas — including **landscape, irrigation, aquatics, and environmental services**. Our team has successfully executed projects ranging from subdivision improvements and HOA/CDD landscaping to stormwater infrastructure, erosion control, and wetland restoration. We understand the regulatory requirements, safety standards, and communication expectations that come with maintaining high-visibility public and private spaces.

What truly sets Steadfast apart is our **commitment to excellence, responsiveness, and accountability**. We follow Florida Best Management Practices (BMPs), invest in continuing education and certifications for our team, and utilize modern technologies like remote irrigation platforms, real-time work tracking, and data-driven reporting. From design-build to ongoing maintenance, our divisions work in synergy to ensure long-term performance, cost control, and community satisfaction.

At Steadfast, we don't just maintain properties — we protect investments, enhance environments, and deliver service with integrity.

Corey Wilbur

Title: Account Manager

Years of Service: 20+ years in the green industry

Primary Areas of Responsibility:

Landscape maintenance operations

Client relations and service reporting



Site supervision and crew leadership
Integrated pest management and plant health diagnostics
Quality assurance and customer satisfaction for assigned CDD/HOA accounts

Certifications:

BMP Certified (Florida Best Management Practices)

FNGLA Certified (Florida Nursery, Growers and Landscape Association)

Summary:

Corey Wilbur began his career in the landscape industry while working in fertilization and insect control sales for TruGreen. Corey expanded his experience with a local landscape company, managing sales, crew operations, pest control, and fertilization services. During this time, he also launched his own pest control company, operating it part-time while continuing to build his expertise in the green industry. Corey held certifications in Aquatic and Mosquito Control, Structural Pest Control, and Turf Management.

After successfully operating his company for three years, he sold the business and relocated to Florida. During his six years in Florida, he has earned additional certifications in BMP and FNGLA. Corey currently serves as an Account Manager at Steadfast Alliance, where he continues to support landscape professionals and contribute to the industry.

Length of Career as Site Manager:

Over 20 years of experience in the green industry, with extensive time served in account and site management roles across residential, commercial, and CDD-maintained properties.

Frequency of Site Visits & Meetings with District Management

The assigned Site Manager will perform **site visits 3 times a week** to ensure the ongoing quality and performance of landscape, irrigation, and maintenance services. Additionally, the Site Manager is available to meet with District Management **as often as needed** to review service outcomes, address concerns, and ensure open, effective communication.

Handling of After-Hours Issues

Corey Wilbur, the assigned Site Manager, is **available by phone after business hours** to address any urgent issues that may arise. In the event that Corey is temporarily unavailable, the **Palmetto Branch Manager** will serve as the backup point of contact to ensure uninterrupted support and immediate response to emergency needs.

Backup Plan for Site Manager Unavailability

If the Site Manager is unavailable for any reason, all concerns or service coordination requests should be directed to the **Branch Manager** or the **Steadfast main office** at:



- **Phone:** 844-347-0702
- **Backup Contact:** Richard Smith, Palmetto Branch Manager

Escalation Procedures & Contact Information

Should any concerns arise regarding the Site Manager or project performance, all issues should be escalated to the Palmetto Branch Manager:

- **Name:** Richard Smith
- **Title:** Branch Manager, Palmetto
- **Email:** rsmith@steadfastalliance.com
- **Phone:** 813-924-2965

Steadfast is committed to responsiveness, accountability, and proactive communication at every level of service delivery.

Use of Subcontractors

Yes, Steadfast Contractors Alliance will utilize a select group of licensed, insured, and highly qualified subcontractors to perform specialized services outside of our core in-house capabilities. These partners are either trusted sister companies or established professionals with proven track records in their respective trades. Each subcontractor is thoroughly vetted to ensure alignment with Steadfast's standards of quality, safety, and responsiveness.

Subcontracted Services & Qualifications

Terrapin Lawn Care

Service: Fertilization and ornamental pest control

Relationship: Sister company to Steadfast

Qualifications: State-licensed and fully insured; extensive experience in turf and plant health programs tailored to Florida environments.

Bloom Masters

Service: Seasonal annual flower installation

Qualifications: Professional landscape enhancement vendor with a strong portfolio in commercial color programs and property beautification projects.

Arborist Aboard

Service: Out-of-scope or specialty tree work

Qualifications: Licensed and insured arborists specializing in large tree removals, corrective pruning, and arbor consultations; fully compliant with ANSI A300 and OSHA standards.

Accurate Drilling Solutions

Service: Well construction and well-related repairs



Qualifications: Licensed well contractor with experience in both potable and non-potable systems; reliable partner for irrigation wells and water source upgrades.

Uplifting Air and Services

Service: Electrical work and A/C-related services for pump stations or enclosed utility spaces

Relationship: Sister company to Steadfast

Qualifications: State-certified contractor; licensed, insured, and experienced in HVAC and electrical systems related to landscape infrastructure.

Client References

1. Kelly Evans

Title: Director of Community Management

Company: Lennar

Email: Kelly.Evans@Lennar.com

Mobile: 813-731-7048

Address: 4301 W Boy Scout Blvd, Suite 600, Tampa, FL 33607

2. Ellen Johnson

Title: Project Coordinator

Company: GreenPointe Developers, LLC

Email: ejohnson@GreenPointeLLC.com

Phone: 352-397-2922

Address: 19850 Southern Hills Blvd, Brooksville, FL 34601

Website: www.GreenPointeLLC.com

3. Michael Piendel

Title: Land Development Director, Tampa Division

Company: Taylor Morrison

Email: MPiendel@taylormorrison.com

Office: 813-499-0492

Mobile: 813-447-1106

Website: www.taylormorrison.com

4. Allison Martin

Title: Community Governance Manager

Company: Homes by WestBay

Email: amartin@westbaytampa.com

Mobile: 941-773-6413

Office: 813-938-1250 x1004



Steadfast Contractors Alliance, LLC

30435 Commerce Drive, Suite 102

San Antonio, FL 33576

844-347-0702 | office@steadfastalliance.com

Address: 4065 Crescent Park Dr, Riverview, FL 33578

Website: www.homesbywestbay.com

Proposal Forms



**The Oaks at Shady Creek
Community Development District**

**Solicitation for
Landscape & Irrigation Maintenance
Services**

1. **General Information.**

The Board of Supervisors (“**Board**”) of the (**The Oaks at Shady Creek Community Development District**) Community Development District ("**District**") is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis (“**Proposals**”). The District will accept proposals from all qualified companies interested in providing these services. 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. **Questions should be Directed to District Management.** Any questions relating to this solicitation should be directed to District Management via email at alba.sanchez@inframark.com. The deadline for submitting questions is **May 15, 2026, at 4pm**

3. **Submittal of Proposals.**

- a. Interested persons and firms should submit an electronic copy of their Proposal containing the information and materials described herein to District Management at the above email address no later than **May 31, 2026, at 4pm**
- b. Proposals will be securely kept and not reviewed until after the submission deadline.
- c. The Board reserves the right to review and accept any Proposals submitted late.

4. **Shortlist Review and Invitation to Present to the Board.** The Board will be provided the proposals before the regular meeting on **Friday June 19 2026 at 10:00am**. The board will be doing a selection of bidders that will be invited to provide 10–15-minute presentations in this meeting. This notice will be sent out via email.

5. **Scope of Services.**

The services to the District are generally described in the “**Scope of Services**” attached hereto as **Exhibit A** and is intended to incorporate all services that are necessarily performed by a landscape and irrigation maintenance vendor (the “**Contractor**”) in the effective operation of a CDD in compliance with federal, state, or local regulation. Proposers are strongly encouraged to visit and become familiar with the landscape and irrigation areas as depicted on the “**Landscape Maintenance Map**” attached here to as **Exhibit B**. If a specific task is not identified in the Scope of Services, but is necessary for the District’s landscaping maintenance, irrigation maintenance or compliance with federal, state, or local regulation, it is expected that the landscape vendor will include such task in the performance of its general landscape and irrigation services unless an additional charge is identified in the Proposal and agreed to by the District in writing.

6. **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 Management to all known proposers who have shown interest in submitting a Proposal.

7. **Term and Renewal.** The initial term of the service agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods 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.
8. **Submittal Requirements.** Each Proposal shall include the following information:
- a. **Company Information**
 - i. Name of company (including any "Doing Business As" names)
 - ii. Headquarters/parent company locations
 - iii. Office locations and total number of employees at each
 - iv. Local address and telephone number
 - v. History of the company
 - vi. Organization chart of company
 - vii. Proof of applicable insurance
 - viii. List of any outstanding litigation that would threaten the viability of the proposer or the performance of services
 - b. **Qualifications and Staffing**
 - i. Number of CDDs the proposer is currently providing landscape maintenance services for along with the names of those CDDs
 - ii. Why the proposer is the best qualified to perform the Scope of Services
 1. if there will be a subcontractor performing certain services, describe which services will be subcontracted and include subcontractor's qualifications
 - iii. Staff team the proposer will assign to the District, including:
 1. the name, title, number of years' service, specific services each will have primary responsibility over, and relevant educational and work experiences
 2. for the proposed "**Site Manager**" include:
 - a. number of CDDs they are responsible for
 - b. names of the CDDs they represent nearest to the District
 - c. length of career in serving as a Site Manager
 - d. professional designations (if any)
 - iv. How often site visits will be performed and how often the Site Manager will meet with District Management
 - v. How any issues arising after business hours will be handled
 - vi. Backup plan for situations where the Site Manager is unavailable
 - vii. Escalation procedures and contact information if there are any concerns regarding the assigned Site Manager or staff
 - c. **Cost of Services.** All proposers must submit a separate cost proposal for district management services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit). Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement.
 - i. Each cost proposal must include the following:
 1. A completed Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance services attached hereto as **Exhibit C**.
 2. The total annual cost of all services described in the Scope of Services ("**Total Annual Price**")
 - a. if the Total Annual Price will be broken down in equal monthly installments, list the monthly installment that will be invoiced

- b. if the Total Annual Price will be broken down in another manner, list such breakdown and include the pricing and when such services will be invoiced
 - c. An itemized price of the services should be included along with the Total Annual Price.
 - 3. A detailed listing of any other expenses or fees to be reimbursed to the proposer (excluding those additional services provided below) such as postage, courier services, printing, binding, travel expenses, etc. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Total Annual Price.
 - 4. A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
 - a. The fee proposal must clearly identify what types of services will be separately billed to the District, as opposed to those that are included in the Total Annual Price
 - ii. If any of the services described in the “Scope of Services” are not going to be provided directly by the proposer, then the Proposal should disclose that and provide an estimate of the costs from a 3rd-party vendor to provide such services.
 - d. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client’s website or general location, and the name, email, and number of a contact person.
9. **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.
10. **Proposal Evaluation Criteria.** Each Proposal will be evaluated using the following criteria:
- a. Responsiveness to each element contained in the Scope of Services and this solicitation
 - b. Ability of the proposer
 - c. Experience of the proposer
 - d. Geographic location of the proposer's headquarters or local office in relation to the District
 - e. Past performance of the proposer in other CDDs
 - f. Willingness to meet time and budget requirements
 - g. Recent, current, and anticipated workloads
 - h. Volume of work previously awarded to the proposer
 - i. Reasonableness of cost for the total effort
 - j. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered
11. **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.

12. 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 a service 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. No written notice of the award will be provided unless requested by a proposer.
- 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. If the District elects to move forward with a Proposal, it will be sent to District Counsel to prepare a Landscape and Irrigation Maintenance Services Agreement (the "Agreement").

13. No Protest of Board Decisions: By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for services, there are no competitive procurement thresholds and requirements with respect to the Scope of Services, and thus there is no right to protest any decision by the Board with respect to this solicitation.

14. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this solicitation.

15. Required Disclosure:

- a. **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.
- b. **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.
- c. **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.
- d. **Anti-Human Trafficking:** Pursuant to Section 787.06, Florida Statutes, proposer represents that it does not use coercion for labor or services as defined in the statute. In addition to being part of the Agreement, proposer is required to provide an affidavit, signed by an officer or a representative of the proposer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes. A sample Affidavit for Anti-Human Trafficking is attached hereto as **Exhibit G**.
- e. **Public Records:** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- f. **No Consideration of social, political, or ideological interests.** You are hereby made aware of the provisions of Section 287.05701, Florida Statutes. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Thank you for your interest in the District.

EXHIBIT “A” - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at their sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT CDD’S Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted, when necessary, upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1) POND MOWING – All pond banks identified shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water’s edge or sod line (if water is not present). Line trimming at water’s edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

- 2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

- 3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles

are not to be “hat racked” at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Oak at Shady Creek. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor’s responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District’s representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o’clock – nine o’clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All

shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to their negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS:

- i) IF IT IS RAINING AT THE APPLICATION SITE, OR
- ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR
- iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and into peak condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy: for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf:

Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants:

The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as “CDD Maintained – with irrigation unless otherwise noted” on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency,

contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to District Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid. The CDD reserves the right to subcontract out any and all mulching events.

EXHIBIT B
LANDSCAPE MAINTENANCE MAP

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>341.90</u>	42 / event
Pond bank mowing, including line-trimming to water's edge: including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>353.57</u>	42 / event Bed detailing,
	\$ <u>1,104.05</u>	12 / event
Tree Lifting:	\$ <u>2,000.00</u>	1 / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>416.00</u>	2 / event

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ <u>60.00</u>	Hour
B.	Bush-Hog w/operator	\$ <u>Per Service</u>	Hour
C.	Tractor w/operator	\$ <u>Per Service</u>	Hour
D.	Supervisor with Transportation	\$ <u>60.00</u>	Hour
E.	Laborer with hand equipment	\$ <u>60.00</u>	Hour
F.	Truck w/driver	\$ <u>60.00</u>	Hour
G.	Irrigation Tech	\$ <u>85.00</u>	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ <u>60.00</u>	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ <u>60.00</u>	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ <u>60.00</u>	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ <u>60.00</u>	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ <u>60.00</u>	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ <u>60.00</u>	Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>60.00</u>	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>1,078.35</u>	Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:
¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

\$ 200.00 per Hour

\$ 85.00 per Hour

\$ 60.00 per Hour

8) Debris removal equipment unit costs:

\$ 75.00 per Hour

\$ Disposal fee \$250.00 Per load per Hour

\$ _____ per Hour

9) Other emergency/disaster related unit costs:

\$ 6 Hour Minimum Labor per Hour

\$ _____ per Hour

\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

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

Before me the undersigned authority personally appeared John Faulkner, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the CEO (Title) of Steadfast Contractors Alliance(the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the The Oaks at Shady Creek Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

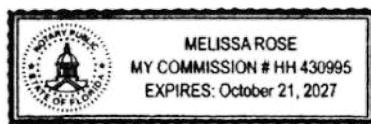
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

[Signature]
Signature of Affiant

Sworn before me on May 28, 2026

[Signature]
Notary Public Signature



Notary Stamp

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

**INVITATION TO QUOTE
LANDSCAPING AND IRRIGATION MAINTENANCE SERVICES**

PERSONNEL & EXPERIENCE

1. Personnel

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

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

Proposed Staffing Levels

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

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

2. Experience and Available Equipment

(Please provide a list regarding the Proposer's Equipment that will be used in connection with this project.

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

1. Project Name/Location: _____
 Contact: _____ Contact Phone: _____
 Project Type/Description: _____
 Dollar Amount of Contract: _____
 Your Company's Detailed Scope of Services for Project: _____

 Duration of Contract: START DATE: _____ END DATE: _____

2. Project Name/Location: _____
 Contact: _____ Contact Phone: _____
 Project Type/Description: _____
 Dollar Amount of Contract: _____
 Your Company's Detailed Scope of Services for Project: _____

 Duration of Contract: START DATE: _____ END DATE: _____

3. Project Name/Location: _____
 Contact: _____ Contact Phone: _____
 Project Type/Description: _____
 Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

4. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

5. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

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

PROPOSER: _____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
6	4 - Toro 72" 2 - 52" Grand Stand	2	Palmetto, FL 34221
6	Stihl Line Trimmers	2	Palmetto, FL 34221
4	Stihl Stick Edgers	2	Palmetto, FL 34221
6	Stihl BR 600's Blowers	2	Palmetto, FL 34221
2	Ford F450's Dovetail	2	Palmetto, FL 34221
4	Stihl Hedge Trimmers	2	Palmetto, FL 34221
6	Stihl SG20 Backpack Sprayers	2	Palmetto, FL 34221
2	7 X 14 Dump Trailers	2	Palmetto, FL 34221



The Oaks At Shady Creek Tree Eval

Tuesday, 28 April 2026

Prepared For Jr Estrada

8 Issues Identified



Starting At The Corner Of Painted Bunting And Purple Martin. Remove Turkey Oak. Reduced Canopy. Branch Dieback. Remove All Vines From The Surrounding Area Too..



Remove All Debris

**Oak Needs Cleaning Up. Remove Spanish Moss
And Any Crossed Or Dying Branches.**



Remove Vines, Moss And Debris



Vines Need To Be Removed In Order To Evaluate These Trees.



Vines, Moss And Debris Need To Be Removed.





Recommend Removal Of Oak. Heavy Branch Dieback In The Canopy. I Am Unable To See The Base Of The Tree Due To The Vines Etc.



In Order To Evaluate The Tree The Debris Needs Removing.

Maria Muhlhahn. Regional Horticultural Director, Mainscape, Inc, ISA Certified Arborist # FL-6112A, UF/IFAS GI-BMP Instructor, FCHP, FCLIST, FCLT, FCLMT, FCEJ, ISA TRAQ,

Mainscape, Inc

**MINUTES OF MEETING
THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community
2 Development District was held on Friday, May 15, 2026, at 10:00 a.m. at the Purple Martin Clubhouse
3 located at 10779 Purple Martin Boulevard, Riverview, FL 33578.

4
5 Present and constituting a quorum were:

6	7	Robin Lush	Chairperson
8	8	Michelle LeBeau-Elrod	Vice Chairperson
9	9	John Bentley	Assistant Secretary
10	10	Amy Brown	Assistant Secretary
11	11	Vivian Rothstein	Assistant Secretary

12
13 Also present either in person or via electronic communications were:

14	15	Alba Sanchez	District Manager
16	16	Christian Mumme P.E.	Apex

17
18
19 *This is not a certified or verbatim transcript but rather represents the context and summary*
20 *of the meeting. The full meeting is available in audio format upon request. Contact the District*
21 *Office for any related costs for an audio copy.*

22
23 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

24 Ms. Sanchez called the meeting to order and called the roll. A quorum was established.
25

26 **SECOND ORDER OF BUSINESS**

Motion to Approve the Agenda

27
28

On MOTION by Ms. Rothstein, seconded by Ms. LeBeau-Elrod, with 29 all in favor, the agenda was approved as presented.
--

30

31 **THIRD ORDER OF BUSINESS**

Audience Comments

32 There were no audience comments.

33 A guest speaker from Apex, Christian Mumme, P.E., was present and is working closely with Charles Reed
34 on the firm's rebranding to APEX. The speaker provided an introduction to the Board and addressed several
35 high-level questions regarding the District.

36
37

May 15, 2026

The Oaks at Shady Creek CDD

38 **FOURTH ORDER OF BUSINESS** **Staff Reports**

39 **A. District Counsel**

40 **i. Reminder of Form 1 Submission**

41 Ms. Sanchez reminded the Board of the deadline for completion of their Form 1 and referenced the
42 instructions included in the agenda package for their review.

43
44 **B. District Manager**

45 **i. Information on the Number of Registered Voters - 873**

46 Ms. Sanchez stated that there are 873 registered voters within the District.

47
48 **C. District Engineer**

49 No report.

50

51 **FIFTH ORDER OF BUSINESS** **Business Items**

52 **A. Presentation of Fiscal Year 2027 Proposed Budget**

53 The Board discussed the Fiscal Year 2026 proposed budget and agreed to keep it flat.

54 **i. Consideration of Resolution 2026-04, Approving the Fiscal Year 2027 Proposed**
55 **Budget**

56

57 On MOTION by Ms. Lush, seconded by Mr. Bentley, with all in favor,
58 Resolution 2026-04, Approving a Proposed Operation and
59 Maintenance Budget for Fiscal Year 2026/2027 with no increase;
60 Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing
61 Transmittal, Posting, and Publication Requirements; and Providing for
62 an Effective Date was adopted.

63

64 **B. Discussion of Utility Cost Sharing Agreement between the HOA and the CDD**

65

66 On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in
67 favor, dissolution of the Utility Cost Sharing Agreement between the
68 HOA and the CDD was approved.

69

70 **C. General Matters of the District**

71 General matters were discussed.

72

73 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

74 **A. Consideration of the Minutes from the Regular Meeting held on April 17, 2026**

75

76 On MOTION by Ms. Lush, seconded by Mr. Bentley, with all in favor,
77 the Minutes from the Regular Meeting held on April 17, 2026, were
78 approved as presented.

79

80

81 **B. Consideration of Operation and Maintenance Expenditures for April 2026**

82

83 On MOTION by Ms. Lush, seconded by Mr. Bentley, with all in favor,
84 the O&M Expenditures for April 2026 were approved.

85

86 **C. Approval of the Check Register as of April 2026**

87

88 On MOTION by Ms. Lush, seconded by Mr. Bentley, with all in favor,
89 the Check Register as of April 2026 was approved.

90

91 **SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
92 **Comments**

93 A Supervisor reported that the irrigation system near the pump area activates at approximately
94 4:30 a.m., resulting in a geyser effect due to a missing sprinkler head. It was also reported that a sprinkler
95 has caused puddling near the electrical box by the second light post at the entrance and requires repair.
96 Additionally, the uplighting by the pillar on the right-hand side, upon entering the District, requires
97 repair.

98

99 **EIGHTH ORDER OF BUSINESS** **Adjournment**

100

101 On MOTION by Mr. Bentley, seconded by Ms. Brown, with all in
102 favor, the meeting was adjourned at 10:55 a.m.

103

104

105

106 _____
Alba Sanchez
107 Secretary/Assistant Secretary

Robin Lush
Chairperson/ Chairperson

THE OAKS AT SHADY CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	5/1/2026	178485	\$125.00			MANAGEMENT FEE
MAINSCAPE	5/1/2026	1330663	\$5,220.74			LANDSCAPE SERVICES
Monthly Contract Subtotal			\$5,345.74			
Utilities						
BOCC	5/18/2026	051826-9919	\$140.75			BILL PRD 9/16-10/16/24
TECO	4/22/2026	042226-7634-ACH	\$6,530.50			ELECTRIC
TECO	4/22/2026	042226-5159-ACH	\$194.94			ELECTRIC
TECO	4/22/2026	042226-7436-ACH	\$45.15			ELECTRIC
TECO	5/21/2026	052126-5159-ACH	\$181.29			ELECTRIC
TECO	5/21/2026	052126-7436-ACH	\$42.84			ELECTRIC
TECO	5/21/2026	052126-7634-ACH	\$6,529.43		\$13,524.15	ELECTRIC
Utilities Subtotal			\$13,664.90			
Regular Services						
ADP INC	5/1/2026	050126-1870	\$23.00			adp
APEX COMPANIES LLC	5/15/2026	9311	\$2,376.25			legal
INFRAMARK LLC	5/1/2026	178485	\$3,012.75			MANAGEMENT FEE
INFRAMARK LLC	5/1/2026	178485	\$350.00			MANAGEMENT FEE
INFRAMARK LLC	5/6/2026	1166807	\$175.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	5/14/2026	179207	\$22.39		\$3,560.14	MANAGEMENT FEE APRIL 2024
MAINSCAPE	4/30/2026	1331029	\$474.55			IRRIGATION REPAIRS
STEADFAST ENVIRONMENTAL, LLC	5/1/2026	SA-22869	\$290.00			AQUATIC MAITENANCE
STRALEY ROBIN VERICKER	5/15/2026	28459	\$427.00			PROFESSIONAL SERVICES
Regular Services Subtotal			\$7,150.94			
Additional Services						

<p>THE OAKS AT SHADY CREEK CDD</p> <p>Summary of Operations and Maintenance Invoices</p>
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
THE OAKS AT SHADY CREEK CDD	4/7/2026	04072026-769	\$3,497.33			SERIES 2015 FY26 TAX DIST ID 769
Additional Services Subtotal			\$3,497.33			
TOTAL			\$29,658.91			



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

178485

DATE

5/1/2026

BILL TO

The Oaks at Shady Creek CDD
 2005 Pan Am Cir Ste 300
 Tampa FL 33607-6008
 United States

CUSTOMER ID

C2315

NET TERMS

Due On Receipt

PO#

DUE DATE

5/1/2026

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,012.75		3,012.75
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	350.00		350.00
Subtotal					3,487.75

Subtotal	\$3,487.75
Tax	\$0.00
Total Due	\$3,487.75

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

IMPORTANT REMITTANCE UPDATE PLEASE NOTE OUR NEW REMITTANCE ADDRESS EFFECTIVE IMMEDIATELY. ALL PAYMENTS SHOULD BE SENT TO:
 Mainscape Inc.
 PO Box 10689
 Fort Wayne, IN 46853
 (800) 481-0096
 www.mainscape.com

Invoice Information

Invoice Number 1330663
Payment Due 5/31/2026
Invoice Date 5/1/2026
Terms Net 30 Days
Contract ID 70903
Work Order ID

Billing Address

THE OAKS AT SHADY CREEK CDD
 c/o Inframark
 2005 Pan Am Circle Ste 300
 TAMPA, FL 33607

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
MAY 2026 INSTALLMENT		\$5,220.74	\$0.00	\$5,220.74

TERMS: 2% per month will be charged on past due accounts. Any cost, including reasonable attorneys fees, incurred in the collection of this contract are to be paid by the purchaser.

Please remit top portion of invoice with payment

IMPORTANT REMITTANCE UPDATE
PLEASE NOTE OUR NEW REMITTANCE ADDRESS EFFECTIVE IMMEDIATELY.
ALL PAYMENTS SHOULD BE SENT TO:
 Mainscape Inc.
 PO Box 10689
 Fort Wayne, IN 46853

Questions or concerns about your bill, please contact Customer Service at **1-800-481-0096** or email customerservice@mainscape.com.
Feel free to pay your invoice online at www.mainscape.com. Fees may apply.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions. See <http://www.mainscape.com/termsandconditions>



**IMPORTANT REMITTANCE
UPDATE PLEASE NOTE OUR
NEW REMITTANCE
ADDRESS EFFECTIVE
IMMEDIATELY.
ALL PAYMENTS SHOULD BE**

SENT TO:
Mainscape Inc.
PO Box 10689
Fort Wayne, IN 46853
(800) 481-0096
FAX (317) 577-3161
www.mainscape.com

Invoice Number

Agenda Page 31 **1330663**

Payment Due

5/31/2026

Invoice Date

5/1/2026

Terms

Net 30 Days

Billing Address

THE OAKS AT SHADY CREEK CDD
c\o Inframark
2005 Pan Am Circle Ste 300
TAMPA, FL 33607

Service Location

THE OAKS AT SHADY CREEK CDD
10805 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579

Invoice Detail

<u>Description</u>	<u>PO#</u>	<u>Invoice Amount</u>
2025-2026 LANDSCAPE MAINTENANCE (May 2026 Installment)		\$5,220.74
	Tax Amount	\$0.00
	Invoice Amount Due	\$5,220.74

**IMPORTANT REMITTANCE UPDATE
PLEASE NOTE OUR NEW REMITTANCE ADDRESS EFFECTIVE IMMEDIATELY.
ALL PAYMENTS SHOULD BE SENT TO:**

Mainscape Inc.
PO Box 10689
Fort Wayne, IN 46853

Questions or concerns about your bill, please contact Customer Service at **1-800-481-0096** or email **customerservice@mainscape.com**.
Feel free to pay your invoice online at www.mainscape.com. Fees may apply.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions. See <http://www.mainscape.com/termsandconditions>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	05/18/2026	06/08/2026

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	04/16/2026	46762	05/15/2026	46870	10800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$32.62
Water Base Charge	\$89.49
Water Usage Charge	\$12.10

Summary of Account Charges

Previous Balance	\$129.15
Net Payments - Thank You	\$-129.15
Total Account Charges	\$140.75
AMOUNT DUE	\$140.75

Important Message

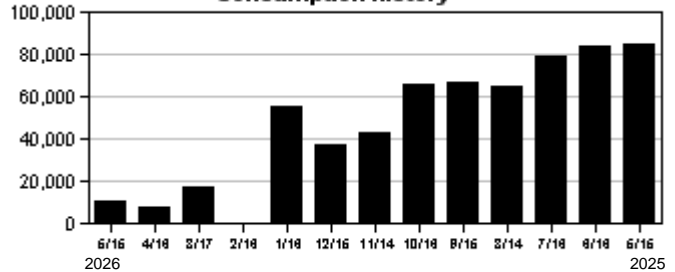
Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 7015729919



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
 Internet Payments: HCFL.gov/WaterBill
 Additional Information: HCFL.gov/Water

THANK YOU!



THE OAKS AT SHADY CREEK CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

1,887 0

DUE DATE	06/08/2026
Auto Pay Scheduled DO NOT PAY	



0070157299192 00000140756



OAKS AT SHADY CREEK COMM
301 US HIGHWAY 301 S
TAMPA, FL 33619


Statement Date: April 22, 2026
Agenda Page 315

Amount Due:	\$6,530.50
Due Date: May 13, 2026	
Account #: 211005987634	

DO NOT PAY. Your account will be drafted on May 13, 2026

Account Summary

Current Service Period: March 18, 2026 - April 16, 2026	
Previous Amount Due	\$6,533.10
Payment(s) Received Since Last Statement	-\$6,533.10
Current Month's Charges	\$6,530.50
Amount Due by May 13, 2026	\$6,530.50



Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005987634
Due Date: May 13, 2026

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due:	\$6,530.50
Payment Amount:	\$ _____

634100662638

Your account will be drafted on May 13, 2026



OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

00005867-0013286-Page 8 of 12



Service For:
301 US HIGHWAY 301 S
TAMPA, FL 33619

Account #: 211005987634
Statement Date: April 22, 2026
Charges Due: May 13, 2026

Service Period: Mar 18, 2026 - Apr 16, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	2415 kWh @ \$0.03411/kWh	\$82.38
Fixture & Maintenance Charge	117 Fixtures	\$2384.73
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2415 kWh @ \$0.03452/kWh	\$83.37
Storm Protection Charge	2415 kWh @ \$0.00574/kWh	\$13.86
Clean Energy Transition Mechanism	2415 kWh @ \$0.00043/kWh	\$1.04
Storm Surcharge	2415 kWh @ \$0.01230/kWh	\$29.70
Florida Gross Receipt Tax		\$5.39
Lighting Charges		\$6,530.50

Total Current Month's Charges \$6,530.50

00005967-0013296-Page 10 of 12

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



OAKS AT SHADY CREEK COMM
 10707 PURPLE MARTIN BLVD
 RIVERVIEW, FL 33579-0000

Amount Due: \$194.94

Due Date: May 13, 2026
Account #: 211020235159

DO NOT PAY. Your account will be drafted on May 13, 2026

Account Summary

Current Service Period: March 18, 2026 - April 16, 2026	
Previous Amount Due	\$190.86
Payment(s) Received Since Last Statement	-\$190.86
Current Month's Charges	\$194.94
Amount Due by May 13, 2026	\$194.94

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **14.29% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

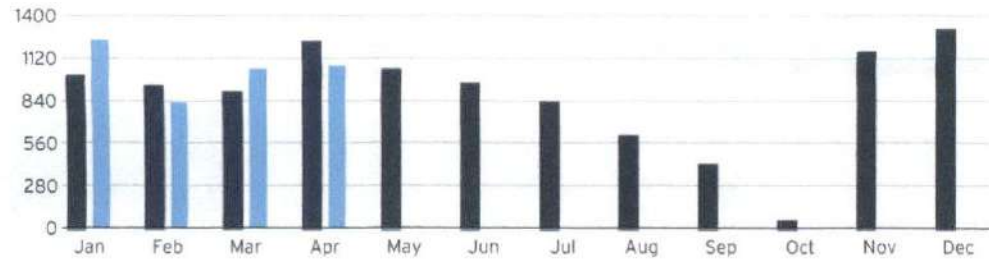
Scan here to view your account online.

Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211020235159
Due Date: May 13, 2026

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$194.94

Payment Amount: \$ _____

694593116771
 Your account will be drafted on May 13, 2026



00005967 FTECO104222622554310 00000 02 00000000 12829 006
 OAKS AT SHADY CREEK COMM
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607-6008

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

00005967-0013292-Page 1 of 12



Service For:
10707 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Account #: 211020235159
Statement Date: April 22, 2026
Charges Due: May 13, 2026

Meter Read

Service Period: Mar 18, 2026 - Apr 16, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000497018	04/16/2026	82,587	81,511	1,076 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,076 kWh @ \$0.09202/kWh	\$99.01
Fuel Charge	1,076 kWh @ \$0.03516/kWh	\$37.83
Storm Protection Charge	1,076 kWh @ \$0.00568/kWh	\$6.11
Clean Energy Transition Mechanism	1,076 kWh @ \$0.00418/kWh	\$4.50
Storm Surcharge	1,076 kWh @ \$0.02121/kWh	\$22.82
Florida Gross Receipt Tax		\$4.87
Electric Service Cost		\$194.94

Avg kWh Used Per Day



00005967-0013292-Page 2 of 12

Total Current Month's Charges **\$194.94**

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
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Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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OAKS AT SHADY CREEK COMM
 10508 PURPLE MARTIN BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: April 22, 2026
 Agenda Page 319

Amount Due: \$45.15

Due Date: May 13, 2026
Account #: 211005987436

DO NOT PAY. Your account will be drafted on May 13, 2026

Account Summary

Current Service Period: March 18, 2026 - April 16, 2026	
Previous Amount Due	\$44.30
Payment(s) Received Since Last Statement	-\$44.30
Current Month's Charges	\$45.15
Amount Due by May 13, 2026	\$45.15

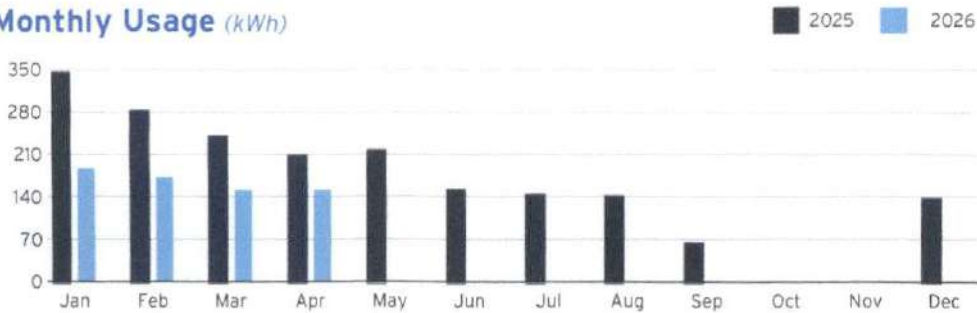
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **28.57% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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Savings made simple

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TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005987436
Due Date: May 13, 2026

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$45.15

Payment Amount: \$ _____

634100662637

Your account will be drafted on May 13, 2026



OAKS AT SHADY CREEK COMM
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

00005967-0013294-Page 5 of 12



Service For:
10508 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Account #: 211005987436
Statement Date: April 22, 2026
Charges Due: May 13, 2026

Meter Read

Service Period: Mar 18, 2026 - Apr 16, 2026

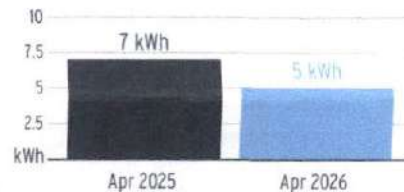
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000497017	04/16/2026	9,277	9,124	153 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	153 kWh @ \$0.09202/kWh	\$14.08
Fuel Charge	153 kWh @ \$0.03516/kWh	\$5.38
Storm Protection Charge	153 kWh @ \$0.00568/kWh	\$0.87
Clean Energy Transition Mechanism	153 kWh @ \$0.00418/kWh	\$0.64
Storm Surcharge	153 kWh @ \$0.02121/kWh	\$3.25
Florida Gross Receipt Tax		\$1.13
Electric Service Cost		\$45.15

Avg kWh Used Per Day



00005987-0013294-Page 6 of 12

Total Current Month's Charges \$45.15

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Tampa, FL 33631-3318
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Toll Free: **866-689-6469**
- All Other Correspondences:**
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P.O. Box 111
Tampa, FL 33601-0111

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- Residential Customer Care:** 863-299-0800 (Polk County)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909
- 888-223-0800 (All Other Counties)**

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OAKS AT SHADY CREEK COMM
 10707 PURPLE MARTIN BLVD
 RIVERVIEW, FL 33579-0000

Amount Due: \$181.29

Due Date: June 11, 2026
Account #: 211020235159

DO NOT PAY. Your account will be drafted on June 11, 2026


Account Summary

Current Service Period: April 17, 2026 - May 15, 2026	
Previous Amount Due	\$194.94
Payment(s) Received Since Last Statement	-\$194.94
Current Month's Charges	\$181.29
Amount Due by June 11, 2026	\$181.29

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

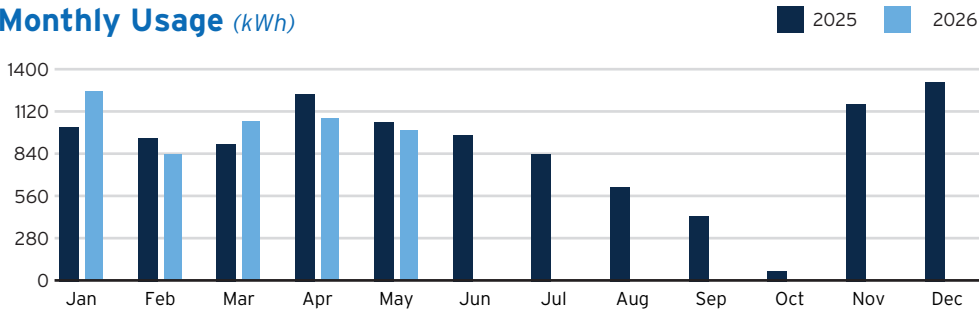
Your Energy Insight

- Your average daily kWh used was **2.86% lower** than the same period last year.
- Your average daily kWh used was **5.56% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety




To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211020235159
Due Date: June 11, 2026

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$181.29

Payment Amount: \$ _____

687186815934

Your account will be drafted on June 11, 2026

OAKS AT SHADY CREEK COMM
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.



Service For:
10707 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Account #: 211020235159
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Meter Read

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: General Service - Non Demand

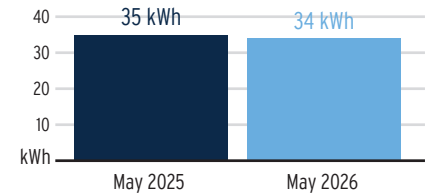
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	05/15/2026	83,583		82,587		996 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	996 kWh @ \$0.09202/kWh	\$91.65
Fuel Charge	996 kWh @ \$0.03516/kWh	\$35.02
Storm Protection Charge	996 kWh @ \$0.00568/kWh	\$5.66
Clean Energy Transition Mechanism	996 kWh @ \$0.00418/kWh	\$4.16
Storm Surcharge	996 kWh @ \$0.02121/kWh	\$21.13
Florida Gross Receipt Tax		\$4.53
Electric Service Cost		\$181.29

Total Current Month's Charges \$181.29

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
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Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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- Energy-Saving Programs:** 813-275-3909

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OAKS AT SHADY CREEK COMM
 10508 PURPLE MARTIN BLVD
 RIVERVIEW, FL 33579-0000

Amount Due: \$42.84

Due Date: June 11, 2026
Account #: 211005987436

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary


Current Service Period: April 17, 2026 - May 15, 2026	
Previous Amount Due	\$45.15
Payment(s) Received Since Last Statement	-\$45.15
Current Month's Charges	\$42.84
Amount Due by June 11, 2026	\$42.84

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

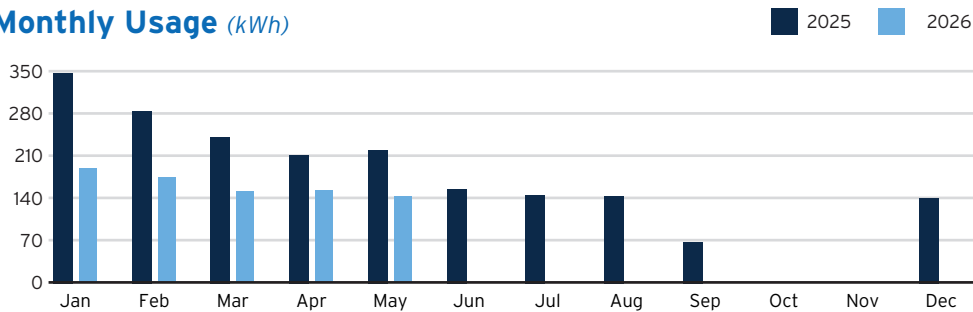
Your average daily kWh used was **28.57% lower** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.


Monthly Usage (kWh)



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DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005987436
Due Date: June 11, 2026

 **Pay your bill online at TampaElectric.com**
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$42.84

Payment Amount: \$ _____

643977173992

Your account will be drafted on June 11, 2026

OAKS AT SHADY CREEK COMM
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.



Service For:
10508 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Account #: 211005987436
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Meter Read

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: General Service - Non Demand

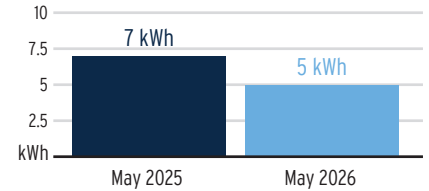
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	05/15/2026	9,420		9,277		143 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	143 kWh @ \$0.09202/kWh	\$13.16
Fuel Charge	143 kWh @ \$0.03516/kWh	\$5.03
Storm Protection Charge	143 kWh @ \$0.00568/kWh	\$0.81
Clean Energy Transition Mechanism	143 kWh @ \$0.00418/kWh	\$0.60
Storm Surcharge	143 kWh @ \$0.02121/kWh	\$3.03
Florida Gross Receipt Tax		\$1.07
Electric Service Cost		\$42.84

Total Current Month's Charges \$42.84

Avg kWh Used Per Day



Important Messages

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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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P.O. Box 111
Tampa, FL 33601-0111

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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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OAKS AT SHADY CREEK COMM
301 US HIGHWAY 301 S
TAMPA, FL 33619


Amount Due:	\$6,529.43
Due Date: June 11, 2026	
Account #: 211005987634	

DO NOT PAY. Your account will be drafted on June 11, 2026


Account Summary

Current Service Period: April 17, 2026 - May 15, 2026	
Previous Amount Due	\$6,530.50
Payment(s) Received Since Last Statement	-\$6,530.50
Current Month's Charges	\$6,529.43
Amount Due by June 11, 2026	\$6,529.43

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005987634
Due Date: June 11, 2026

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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$6,529.43
Payment Amount:	\$ _____

643977173993

Your account will be drafted on June 11, 2026

OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
301 US HIGHWAY 301 S
TAMPA, FL 33619

Account #: 211005987634
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	2375 kWh @ \$0.03411/kWh	\$81.01
Fixture & Maintenance Charge	117 Fixtures	\$2387.24
Lighting Pole / Wire	117 Poles	\$3930.03
Lighting Fuel Charge	2375 kWh @ \$0.03452/kWh	\$81.99
Storm Protection Charge	2375 kWh @ \$0.00574/kWh	\$13.63
Clean Energy Transition Mechanism	2375 kWh @ \$0.00043/kWh	\$1.02
Storm Surcharge	2375 kWh @ \$0.01230/kWh	\$29.21
Florida Gross Receipt Tax		\$5.30
Lighting Charges		\$6,529.43

Total Current Month's Charges **\$6,529.43**

Important Messages

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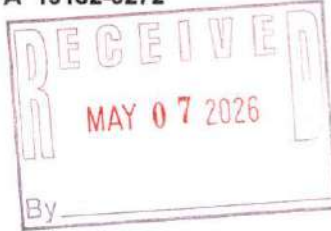
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ADP, Inc.
 PO Box 830272
 Philadelphia PA 19182-0272



ADVICE OF DEBIT

Agenda Page 327

Client Name : INFRAMARK, LLC
 Client Number : 2991870
 Advice of Debit Number : 720086548
 Advice of Debit Date : 05/01/2026
 Advice of Debit Due Date : 05/08/2026
 Total Debited This Invoice : \$23.00

0007241 01 MB 0.672 01 TR 00029 R2BDDC11 000000



GREGORY SARKISSIAN
 THE OAKS AT SHADY CREEK CDD
 2005 PAN AM CIR
 STE 300
 TAMPA, FL 33607-6008

Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-KJZ

Processing Charges for
 Period Ending Date: 04/17/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-KJZ \$23.00

Total Debited \$23.00

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXXX3422 on 05/08/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

Invoice

**Apex Companies, LLC, by and through its wholly owned subsidiary "Johnson Engineering, LLC."
 PO Box 69142; Baltimore, MD 21264-9142
 Payment by EFT: M&T Bank, Buffalo, NY
 ABA/Routing #022000046, Account #259000073**



Alba Sanchez
 Oaks at Shady Creek Community Development
 District
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Invoice Date: May 15, 2026
 Project No: 20203281-000
 Invoice No: 9311

Additional Information:

Contract No: Facility:
Proposal No: GSA Sin No:
Project Manager: Charles R. Reed Store/Unit No:

Project	20203281-000	Oaks at Shady Creek CDD
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Professional Services from April 11, 2026 to May 8, 2026

Task	1.0	Engineering Services
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Professional Personnel

			Hours	Rate	Amount
Administrative 1					
Leonard, Carrie	4/16/2026		.50	60.00	30.00
Project assistance.					
Professional 6					
Reed, Charles	4/15/2026		.50	170.00	85.00
the Oaks at Shady Creek / Landscaping Map - coordination					
Reed, Charles	4/30/2026		.50	170.00	85.00
Oaks at Shady Creek CDD / SWFWMD O&M Inspection - coordination for certification					
Reed, Charles	5/5/2026		4.00	170.00	680.00
Oaks at Shady Creek / SWFWMD O&M Pond Inspections					
Reed, Charles	5/6/2026		3.00	170.00	510.00
Oaks at Shady Creek / SWFWMD O&M Pond Inspections					
Professional 3					
Mumme, Christian	4/23/2026		.50	125.00	62.50

- Review email from CR (PM) regarding the annual O&M inspection report.

Mumme, Christian	4/30/2026	.25	125.00	31.25
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- Staff consult w/ CR re: conducting inspection of stormwater system.

Totals		9.25		1,483.75
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Total Labor				1,483.75
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Total this Task	\$1,483.75
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Task	2.0	Special Services
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Professional Personnel

		Hours	Rate	Amount
Technician 3				
Marino, Brian	4/13/2026	2.00	85.00	170.00
Located project; Located aerials; Reviewed Plats;				
Marino, Brian	4/14/2026	4.25	85.00	361.25
Created aerial Base map; Located and downloaded multiple shapefiles for Hillsborough County; Added shapefiles to exhibit; Revised shapefiles;				
Marino, Brian	4/15/2026	4.25	85.00	361.25
Created Maintenance Areas exhibit; Created maintenance areas shapefile; Separated maintenance areas by ownership; Created shapefiles; Labelled all maintenance areas; calculated acreages; Created excel files for each maintenance area				
Totals		10.50		892.50
Total Labor				892.50
			Total this Task	\$892.50
			Total this Invoice	\$2,376.25

Billings to Date

	Current	Prior	Total
Labor	2,376.25	6,702.50	9,078.75
Totals	2,376.25	6,702.50	9,078.75



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
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Invoice Number	1166807
Invoice Date	5/6/2026
Due Date	6/5/2026

To: The Oaks at Shady Creek CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$175.00

Subtotal	\$175.00
Sales Tax	\$0.00
Total	\$175.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

DISTRICT : THE OAKS AT SHADY CREEK CDD

Go Green! Think before you print.

INVOICE NO. 1166807 - DETAIL

INVOICE DATE: 5/6/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	5/4/2026	4542470	OSCCDD District Area	General Porter Service; Dog Waste Removal-May 2026	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	
				BWO Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	
				Invoice Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

179207

DATE

5/14/2026

CUSTOMER ID

C2315

NET TERMS

Due On Receipt

PO#

DUE DATE

5/14/2026

BILL TO

The Oaks at Shady Creek CDD
 2005 Pan Am Cir Ste 300
 Tampa FL 33607-6008
 United States

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	11.20		22.39
Subtotal					22.39

Subtotal	\$22.39
Tax	\$0.00
Total Due	\$22.39

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

IMPORTANT REMITTANCE UPDATE PLEASE NOTE OUR NEW REMITTANCE ADDRESS EFFECTIVE IMMEDIATELY. ALL PAYMENTS SHOULD BE SENT TO:
 Mainscape Inc.
 PO Box 10689
 Fort Wayne, IN 46853
 (800) 481-0096
 www.mainscape.com

Invoice Information

Invoice Number 1331029
Payment Due 5/30/2026
Invoice Date 4/30/2026
Terms Net 30 Days
Contract ID 64092
Work Order ID 1775759

Billing Address

THE OAKS AT SHADY CREEK CDD
 c/o Inframark
 2005 Pan Am Circle Ste 300
 TAMPA, FL 33607

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES - REPAIR		\$474.55	\$0.00	\$474.55

TERMS: 2% per month will be charged on past due accounts. Any cost, including reasonable attorneys fees, incurred in the collection of this contract are to be paid by the purchaser.

Please remit top portion of invoice with payment

IMPORTANT REMITTANCE UPDATE
PLEASE NOTE OUR NEW REMITTANCE ADDRESS EFFECTIVE IMMEDIATELY.
ALL PAYMENTS SHOULD BE SENT TO:
 Mainscape Inc.
 PO Box 10689
 Fort Wayne, IN 46853

Questions or concerns about your bill, please contact Customer Service at **1-800-481-0096** or email customerservice@mainscape.com.
 Feel free to pay your invoice online at www.mainscape.com. Fees may apply.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions. See <http://www.mainscape.com/termsandconditions>



IMPORTANT REMITTANCE UPDATE PLEASE NOTE OUR NEW REMITTANCE ADDRESS EFFECTIVE IMMEDIATELY. ALL PAYMENTS SHOULD BE SENT TO:
 Mainscape Inc.
 PO Box 10689
 Fort Wayne, IN 46853
 (800) 481-0096
 FAX (317) 577-3161
 www.mainscape.com

Invoice Number Agenda Page 3 **1331029**
Payment Due 5/30/2026
Invoice Date 4/30/2026
Terms Net 30 Days
Complete Date 4/30/2026

Billing Address

THE OAKS AT SHADY CREEK CDD
 c/o Inframark
 2005 Pan Am Circle Ste 300
 TAMPA, FL 33607

Service Location

THE OAKS AT SHADY CREEK CDD
 10805 PURPLE MARTIN BLVD
 RIVERVIEW, FL 33579

Invoice Detail

<u>Description</u>	<u>PO#</u>	<u>Invoice Amount</u>
IRRIGATION SERVICES - REPAIR		\$474.55
Commons at Entrance Zone 10 found not working from the controller. Tracked valve location and determined by testing that the decoder was defective. Installed new decoder.		
	NonTaxable Sales	\$474.55
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$474.55

**IMPORTANT REMITTANCE UPDATE
 PLEASE NOTE OUR NEW REMITTANCE ADDRESS EFFECTIVE IMMEDIATELY.
 ALL PAYMENTS SHOULD BE SENT TO:**
 Mainscape Inc.
 PO Box 10689
 Fort Wayne, IN 46853

Questions or concerns about your bill, please contact Customer Service at **1-800-481-0096** or email customerservice@mainscape.com.
 Feel free to pay your invoice online at www.mainscape.com. Fees may apply.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions. See <http://www.mainscape.com/termsandconditions>

Invoice



Steadfast Alliance

30435 Commerce Drive, Suite 102
 San Antonio, FL 33576
 844-347-0702 | ar@steadfastalliance.com

Date	Invoice #
5/1/2026	SA-22869

**Please make all Checks payable to:
 Steadfast Alliance**

Bill To
The Oaks at Shady Creek CDD c/o Inframark, LLC 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Ship To
SE1027 10779 Purple Martin Blvd Riverview, FL 33579

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1027 The Oaks at Shady Creek CDD Aqu...

Quantity	Description	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	290.00		290.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$290.00
Payments/Credits	\$0.00
Balance Due	\$290.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

The Oaks at Shady Creek CDD
 c/o Inframark
 2005 PAN AM CIRCLE, SUITE 300
 Tampa, FL 33607

May 15, 2026
 Client: 001450
 Matter: 000001
 Invoice #: 28459

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/10/2026	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
4/13/2026	WAS	REVIEW INQUIRY FROM C. REED REGARDING AGREEMENT WITH HOA FOR MAINTENANCE RESPONSIBILITY, REVIEW FILES AND UTILITY COST SHARE AGREEMENT AND COMMUNICATIONS WITH C. REED AND A. SANCHEZ REGARDING SAME.	0.3	\$91.50
4/15/2026	WAS	REVIEW EXECUTED UTILITY COST SHARE AGREEMENT WITH HOA AND COMMUNICATIONS WITH A. SANCHEZ REGARDING SAME.	0.3	\$91.50
4/20/2026	WAS	REVIEW AND RESPOND TO CORRESPONDENCE FROM A. SANCHEZ REGARDING INVOICES FOR CDD COST SHARE AGREEMENT WITH HOA AND POTENTIAL TERMINATION OPTIONS.	0.4	\$122.00
Total Professional Services			1.4	\$427.00

Total Services	\$427.00	
Total Disbursements	\$0.00	
Total Current Charges		\$427.00
Previous Balance		\$1,025.00
<i>Less Payments</i>		<i>(\$1,025.00)</i>
PAY THIS AMOUNT		\$427.00

Please Include Invoice Number on all Correspondence

THE OAKS AT SHADY CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 4/7/2026
Check Amount \$3,497.33
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 26 Tax Dist. ID Dist 769
(3/1 - 3/31/26)

Special Instructions: Mail check with US Bank letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Stephen Rudd

Authorization

DM		<u>Alba Sanchez</u>	
Fund		<u>203</u>	
G/L		<u>103200</u>	
Object Code			
Chk	#	_____	Date _____

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle, Suite 300 ♦ Tampa, Florida 33607
Office (813) 873-7300 ♦ Fax (813) 873-7070

April 7, 2026

Wells Fargo Bank – CTS Payment Processing (Computershare)
Lockbox Services 856470
1801 Parkview Dr, 1st Floor
Shoreview, MN 55126

Re: Debt Service Checks for Deposit

To whom it may concern:

The Oaks at Shady Creek Community Development District is requesting the enclosed checks deposited into our Series 2015, account as follows:

Series 2015 Revenue account # 84127000 in the amount of \$3,497.33.

If you have any questions, please do not hesitate to contact me directly at srudd@inframark.com.

Sincerely,

Stephen Rudd

CDD Staff Accountant II

**THE OAKS AT SHADY CREEK
Community Development District**

Payment Register by Bank Account
For the Period from 5/1/26 to 5/31/26
(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
TRUIST BANK - (ACCT# XXXXX3422)									
Check	021630	05/21/26	Vendor	THE OAKS AT SHADY CREEK CDD	04072026-769	SERIES 2015 FY26 TAX DIST ID 769	SERIES 2015 FY26 TAX DIST ID 769	103200	\$3,497.33
Manual Che	100125	05/11/26	Vendor	STEADFAST ENVIRONMENTAL, LLC	SA-22869	Aquatic Maint May 2026	AQUATIC MAINTENANCE	001-531085-53908	\$290.00
Manual Che	100126	05/11/26	Vendor	MAINSCAPE	1331029	IRRIGATION REPAIR APRIL 2026	IRRIGATION REPAIRS	001-546930-53908	\$474.55
Manual Che	100126	05/11/26	Vendor	MAINSCAPE	1330663	Landscape Maint Contract May 2026	LANDSCAPE SERVICES	001-546300-53908	\$5,220.74
Manual Che	100127	05/11/26	Vendor	INFRAMARK LLC	1166449	April Dog station	MANAGEMENT FEE APRIL 2024	001-546036-53908	\$175.00
Manual Che	100127	05/11/26	Vendor	INFRAMARK LLC	178485	Management fee May 2026	MANAGEMENT FEE	001-531150-51301	\$3,012.75
Manual Che	100127	05/11/26	Vendor	INFRAMARK LLC	178485	Management fee May 2026	MANAGEMENT FEE	001-549936-51301	\$125.00
Manual Che	100127	05/11/26	Vendor	INFRAMARK LLC	178485	Management fee May 2026	MANAGEMENT FEE	001-531142-51301	\$350.00
Manual Che	100127	05/11/26	Vendor	INFRAMARK LLC	1166807	dog station May 2026	MANAGEMENT FEE APRIL 2024	001-546036-53908	\$175.00
Manual Che	100128	05/21/26	Vendor	APEX COMPANIES LLC	9311	Engineer services May 2026	legal	001-531147-51301	\$2,376.25
Manual Che	100129	05/21/26	Vendor	STRALEY ROBIN VERICKER	28459	Legal SERVICES May 2026	PROFESSIONAL SERVICES	001-531146-51301	\$427.00
Manual Che	300065	05/13/26	Vendor	TECO	042226-7634-ACH	TECO April 2026	ELECTRIC	001-543041-53100	\$6,530.50
Manual Che	300066	05/13/26	Vendor	TECO	042226-5159-ACH	TECO ach April 2026	ELECTRIC	001-543041-53100	\$194.94
Manual Che	300067	05/13/26	Vendor	TECO	042226-7436-ACH	TECO April 2026	ELECTRIC	001-543041-53100	\$45.15
Manual Che	300068	05/20/26	Vendor	BOCC	051826-9919	BOCC SEWAGE May 2026	BILL PRD 9/16-10/16/24	001-543018-53600	\$140.75
ACH	DD192	05/07/26	Vendor	ADP INC	050126-1870	ADP processing	adp	001-554020-51301	\$23.00
Account Total									\$23,057.96

Total Amount Paid	\$23,057.96
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