

LIVE OAK LAKE CDD

LANDSCAPE SCOPE OF WORK

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

General Services- Component "A"

Turf Maintenance

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

Mowing

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

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

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

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

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

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

Edging

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

String Trimming

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

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

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

Blowing

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

Damage Prevention/Repair

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

Detailing

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

Pruning

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

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

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

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

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

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

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

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

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

Weed Control

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

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

Trash Removal

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

Policing

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

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

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

Communication

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

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

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

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

Staffing

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

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

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

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

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

Component "B" – Turf Care Program

ST. AUGUSTINE

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

Monthly Application schedule – St. Augustine

January: Winter fertilization, broadleaf weed control and disease control

March: Spring granular fertilization, broadleaf weed control, insect, and disease control

May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control

October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: Fertilization

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

BAHIA – Where Applicable (Irrigated areas only)

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

Monthly Application Schedule - Bahia

March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.

June: Chelated Iron application and Mole Cricket control.

October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Zoysia

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

Monthly Application Schedule - Zoysia

January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
 March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
 April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
 May: Fertilization
 June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
 August: spot treat weeds as necessary, inspect/treat fungal activity.
 September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
 November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
 December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.

July/August: Minor nutrient blend with insect/disease control.

October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

Activate each zone of the system.

Visually check for any damaged heads or heads needing repair.

Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.

Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.

Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.

Leave areas in which repairs or adjustments are made free of debris.

Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.

Contractor will provide a written report of the findings by zone. Qualifying Statements

Repairs

Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.

Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

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

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

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

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard". Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15' will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving "stubs".

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

Exhibit B: Landscape Maintenance Map

SECTION C.

**Uniting partners through exceptional
landscape services**



UNITED **Land Services**

Live Oak Lake Community Development District



**Live Oak Lake
Community Development District
Proposal
For
Landscape & Irrigation Maintenance**

9/25/24

Pricing Valid for 90 Days Upon Receipt

9/25/2024

Live Oak Lake Community Development District
c/o Government Management Services.

RE: Landscape Maintenance & Irrigation Proposal

Dear Jarett Wright

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*™ because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- **Company History:** Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- **Agreement & Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Luke Blackson
Business Development Manager
United Land Services
lblackson@unitedlandservices.com



**Company History,
Experience & Services**

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Company History

Field Support Office

12276 San Jose Blvd
 Jacksonville, FL 32223
 (904) 829-9255

Total Number of Employees

1400+

Our History

How It All Started

The Company was founded by Bob Blandford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1400 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

Additional Areas Served

- Alabama
 - Montgomery
- Florida
 - Central Florida
 - Ocala
 - Ft. Peirce
 - Fernandina Beach
 - Tampa
 - Bradenton
 - Jacksonville,
 - Ft. Lauderdale
 - Panama City
 - West Palm
- North Carolina
 - Greensboro
 - Charlotte
 - Raleigh
- Georgia
 - Savannah
 - Atlanta



Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entrances

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

Irrigation Experts

Your Team of Certified & Licensed Specialists



Installation, Maintenance & Repairs

- **Installation** - At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.
- **Maintenance** - Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.
- **Improvements** - Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.



Agronomics Program

Certified Pest Control Operators



Fertilization, Pest Control & Agronomy Management

- **Fertilization** - We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast
- **Pest Control** - United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.
- **Agronomy Management** - We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Hurricane Preparedness

Plan of Action

United Land Services is able and ready to handle any and all necessary storm cleanup related work. We address the cleanup & remediation process in a three phase approach to get customers back online quickly.



Phase 1

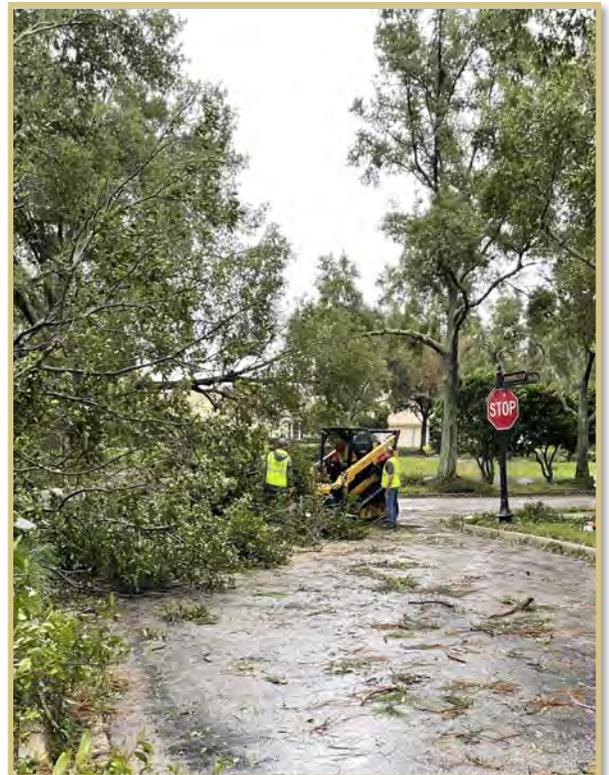
- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thoroughfares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock-piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove “hangers”,



Prioritizing Safety

Minimizing Risks

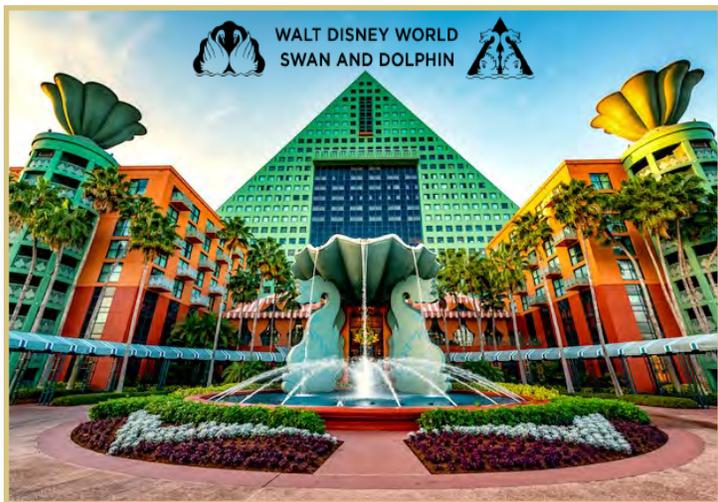
With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing



Exclusive Partnership



Exclusive Partnership



United Land Services References

Property: Country Club at Champions Gate

Name: Stephanie Taylor
Email: Stephanie.taylor@fsresidential.com
Address: 8977 Dove Valley Way Four Corners, FL 33896
Service: Maintenance free community consisting of 995 homes servicing the landscape maintenance, irrigation and Agronomics.



Property: Bridgewater at Viera HOA

Name: Chris Parkhurst
Email: cparkhurst@lelandmanagement.com
Address: Great Belt Circle Melbourne, FL 32940
Service: Landscape maintenance and irrigation for all common areas



Property: Town of Kindred

Name: Paul Almonte
Contact : palmonte@artemislifestyles.com
Address: 1508 Park Side Ave Kissimmee, FL 32738
Service: Landscape Maintenance, Irrigation and agronomics for all common areas



Name: Swan and Dolphin Resort at Walt Disney

Name: Eric Oprion—COO
Email: eopron@tishman.com
Service: Landscape maintenance and irrigation for all common areas



Property: Heathrow Master

Name: Deanna Simms—Asst. Division Manager
Email: dsimms@sentrymgt.com
Value: 550,000
Address: 995 Heathrow Blvd Heathrow, Florida 32746
Service: Landscape maintenance and irrigation for all common areas and roadways.



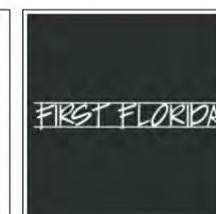
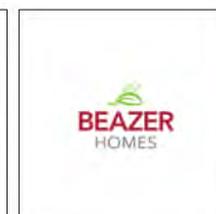
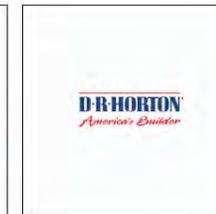
Property: Harmony West CDD and HOA

Name: Shelley Kaercher
Email: shelleykaercher@forestar.com
Address: 6756 Alder Rd, St Cloud, FL 34773
Service: Landscape maintenance, irrigation and agronomics irrigation for the CDD and HOA Clubhouse.



Property: Celebration CDD

Name: Angel Montagna
Email: Angel.Montagna@inframark.com
Address: 313 Campus Street Celebration, FL 34747
Service: Landscape maintenance and irrigation for common area





Development Strategy

Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service

Phased Development Strategy

Plan of Action

Phase I (Days 1-30)

- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.



Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase I results and modify “Plan of Action” if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.





Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication through pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.



Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE



Issue 1
 Selectively remove tall stalks on White BOP in a sectional manor.
 Removals tagged with orange tape



Issue 2
 Remove Mags on Cody Chase



Issue 3
 Declining Washingtonian on Cody Chase



Issue 4
 Remove staking kit

SAMPLE



Issue 5
 Queen Palm on 46A dead from Ganoderma



Issue 6
 Possible irrigation issue on Podocarpus along 46A units



Issue 7
 Replace declining Pittisporum with turf



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

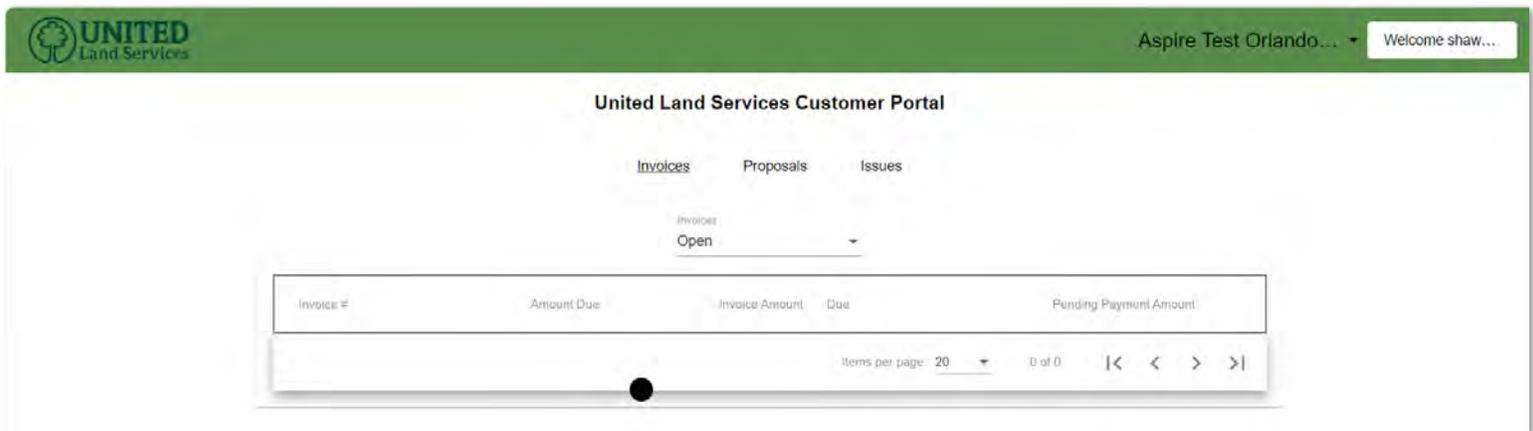
Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:



United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- Pay Invoices
- View Proposals
- View Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders

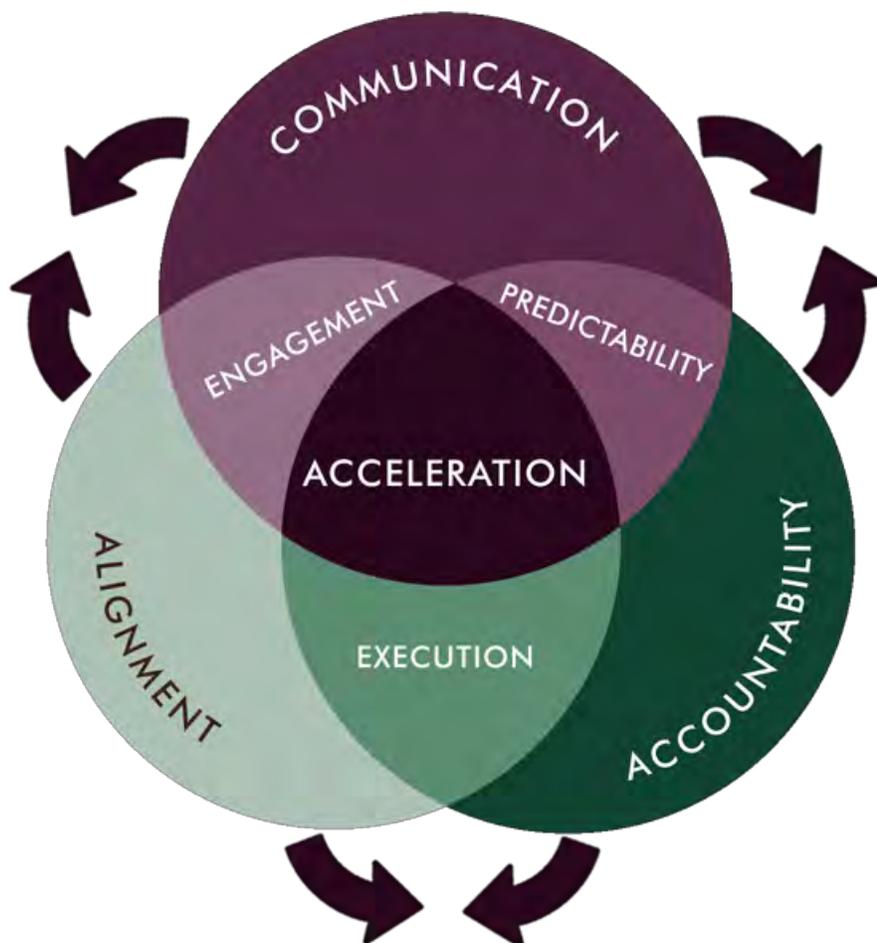
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals. (Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.





Certification

Your Agronomics and Irrigation Specialists

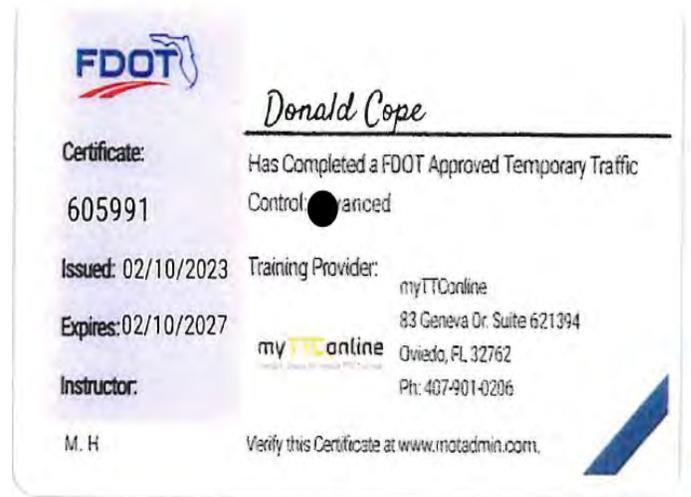


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD
THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BLANDFORD, ROBERT JOHN
UNITED HOME BUILDERS OF JACKSONVILLE INC
937 BULKHEAD RD
GREEN COVE SPRINGS FL 32043

LICENSE NUMBER: CBC1251617
EXPIRATION DATE: AUGUST 31, 2024
Always verify licenses online at MyFloridaLicense.com

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



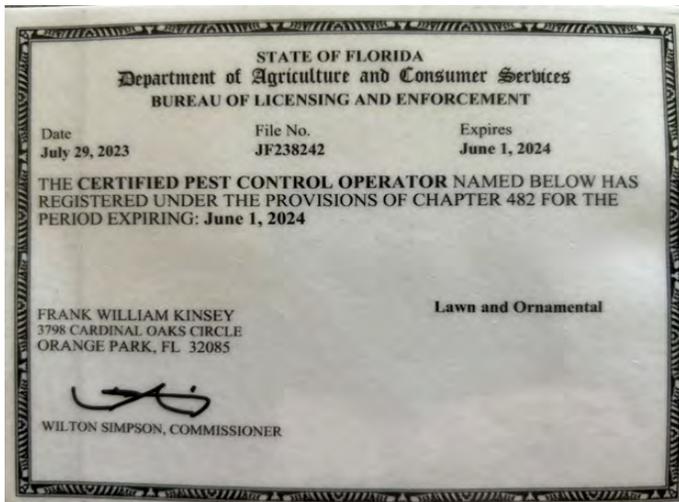
FDOT

Donald Cope

Certificate: Has Completed a FDOT Approved Temporary Traffic Control arized
605991

Issued: 02/10/2023 Training Provider: myTTOnline
83 Geneva Dr. Suite 621394
Expire: 02/10/2027 myTTOnline
Goviado, FL 32762
Pht: 407-901-0206

Instructor: M. H. Verify this Certificate at www.motadmin.com



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

Date: July 29, 2023 File No.: JF238242 Expires: June 1, 2024

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **June 1, 2024**

Lawn and Ornamental

FRANK WILLIAM KINSEY
3798 CARDINAL OAKS CIRCLE
ORANGE PARK, FL 32085

WILTON SIMPSON, COMMISSIONER



The International Society of Arboriculture
Hereby Announces That
David J. Rivera
Has Earned the Credential
ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Carolyn Pollman
CDO & Executive Director

Issue Date: 9 June 2023 Expiration Date: 30 June 2025 Certification Number: FL-6545A

ANAB
ACCREDITED



St. Johns County
Authorized Contractor

License No: BL-4240
BLANDFORD, ROBERT J
FLORIDA ULS OPERATING LLC DBA UNITED LANDSCAPES
DOB: 7/31/1975
Issued: 9/8/2021
Expires: 9/30/2023

** License valid through expiration date, unless sooner disqualified **



CERTIFICATE OF COMPETENCY

BROWARD COUNTY
FLORIDA

CECIL E. GESTER
Irrigation Specialty Contractor

UNITED LAND SERVICES

CC# 23-ISC-23109-R EXPIRES 2024-08-31

Certification

Your Agronomics and Irrigation Specialists



Certification

Your Agronomics and Irrigation Specialists

Form **W-9**
 (Rev. October 2018)
 Department of the Treasury
 Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

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

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Florida ULS Operating LLC

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

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC
 C Corporation
 S Corporation
 Partnership
 Trust/estate
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ **S**
 Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.
 Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3).
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____
 Apply to account maintained outside U.S.

5 Address (number, street, and apt. or suite no.) See instructions.
12276 San Jose Blvd Suite 747

6 City, state, and ZIP code.
Jacksonville, FL, 32223

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 2.

Part I Taxpayer Identification Number (TIN)

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

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

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

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person ▶  Date ▶ **1/8/202**

General Instructions

Section references are to the Internal Revenue Code (26 U.S.C.) unless noted.

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

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transaction)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



Financial Capacity



Financial Reporting Deck
For the Period Ended May 31, 2023

United Land Services
Consolidated Income Statement - Pro-Forma
Rolling TTM
United Land Services
For the Period Ended May 31, 2023

	May 2022 Actual	June 2022 Actual	July 2022 Actual	August 2022 Actual	September 2022 Actual	October 2022 Actual	November 2022 Actual	December 2022 Actual	January 2023 Actual	February 2023 Actual	March 2023 Actual	April 2023 Actual	May 2023 Actual	TTM Actual
Net Revenue	13,901	14,644	13,893	16,211	13,613	17,550	17,779	15,575	15,943	16,833	17,866	15,871	17,159	192,938
% Net Sales to Gross Revenue	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Direct Labor	3,344	3,526	3,380	3,742	3,084	3,568	3,203	3,229	3,003	3,106	3,772	3,659	4,176	41,449
Direct Subcontractor Costs	1,656	1,916	1,665	1,863	1,440	2,062	1,287	1,708	1,564	1,290	1,564	1,290	1,523	20,218
Direct Material	4,775	4,361	4,704	5,684	4,387	5,699	6,244	5,746	5,871	6,211	6,451	5,392	5,772	66,522
Other Direct Costs	93	130	100	159	109	103	109	144	141	130	185	151	158	1,620
Total COGS	9,869	9,933	9,850	11,447	9,020	11,432	11,863	10,407	10,723	11,042	11,972	10,491	11,630	129,808
Direct Margin	4,032	4,711	4,043	4,763	4,594	6,118	5,917	5,168	5,221	5,791	5,894	5,380	5,529	63,129
% Direct Margin to Sales	29.0%	32.2%	29.1%	29.4%	33.7%	34.9%	33.3%	33.2%	32.7%	34.4%	33.0%	33.9%	32.2%	32.7%
Indirect Labor	464	452	584	594	697	745	1,291	1,110	764	788	817	923	1,087	9,853
Vehicle & Equipment	1,022	1,009	1,138	1,129	1,057	1,130	1,064	1,112	977	950	1,094	997	1,087	12,743
COGS Depreciation	269	325	334	346	327	338	381	365	385	496	444	525	594	4,857
Other Indirect Costs	157	99	125	142	119	156	98	139	124	63	110	115	137	1,427
Total Indirect COGS	1,913	1,884	2,180	2,211	2,200	2,369	2,834	2,726	2,250	2,296	2,464	2,560	2,905	28,880
Gross Profit	2,120	2,826	1,863	2,552	2,394	3,749	3,083	2,442	2,971	3,495	3,430	2,819	2,624	34,249
% Gross Profit to Sales	15.2%	19.3%	13.4%	15.7%	17.6%	21.4%	17.3%	15.7%	18.6%	20.8%	19.2%	17.8%	15.3%	17.8%
Selling Expenses	172	166	153	135	138	151	154	172	119	122	178	162	266	1,916
Administrative Salaries	553	592	618	668	715	660	772	694	862	753	845	918	1,072	9,169
Rent	97	85	109	96	105	105	107	103	126	125	131	127	134	1,352
Professional Fees	46	19	15	15	35	3	15	11	14	18	20	23	32	218
Technology Expenses	15	29	38	27	48	51	33	45	49	58	46	53	75	551
Other G&A	358	240	418	426	391	404	373	519	413	520	534	562	367	5,167
SG&A Depreciation	27	29	30	31	31	26	34	41	35	39	39	35	39	409
Regional Allocation	-	-	-	-	-	-	-	-	92	129	137	137	357	
Total SG&A	1,268	1,159	1,381	1,397	1,462	1,399	1,487	1,586	1,710	1,764	1,930	1,879	1,985	19,140
% SG&A to Sales	9.1%	7.9%	9.8%	8.6%	10.7%	8.0%	8.4%	10.2%	10.7%	10.5%	10.8%	11.8%	11.6%	9.9%
Operating Income	852	1,667	482	1,155	932	2,350	1,596	856	1,260	1,731	1,501	940	639	15,110
% Operating Income to Sales	6.1%	11.4%	3.5%	7.1%	6.8%	13.4%	9.0%	5.5%	7.9%	10.3%	8.4%	5.9%	3.7%	7.8%
Amortization	347	300	300	300	403	337	331	334	334	356	356	368	407	4,126
Interest	283	212	316	428	371	362	494	559	573	563	721	599	766	5,964
Non-Op (Income)/Expense	0	-	0	(2)	8	22	0	14	(7)	(5)	11	(2)	15	55
Non-Recurring	175	1,056	180	101	146	312	109	570	891	181	596	766	273	5,180
Mgt/BOD Fees	50	50	50	50	50	50	50	50	50	50	50	50	50	600
Tax Expense	-	-	-	-	-	2	-	(2)	-	-	-	0	-	1
Net Income	(5)	49	(365)	279	(46)	1,266	611	(668)	(582)	586	(234)	(840)	(873)	(816)
% Net Income to Sales	0.0%	0.3%	-2.6%	1.7%	-0.3%	7.2%	3.4%	-4.3%	-3.6%	3.5%	-1.3%	-5.3%	-5.1%	-0.4%
Depreciation	296	353	363	377	358	365	414	406	420	534	483	560	633	5,266
Amortization	347	300	300	300	403	337	331	334	334	356	356	368	407	4,126
Interest	283	212	316	428	371	362	494	559	573	563	721	599	766	5,964
Taxes	-	-	-	-	-	2	-	(2)	-	-	-	0	-	1
EBITDA	922	915	615	1,383	1,085	2,332	1,850	629	746	2,040	1,327	686	934	14,541
% EBITDA to Sales	6.6%	6.2%	4.4%	8.5%	8.0%	13.3%	10.4%	4.0%	4.7%	12.1%	7.4%	4.3%	5.4%	7.5%
Mgt/BOD Fees	50	50	50	50	50	50	50	50	50	50	50	50	50	600
Pro-forma Adjustment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Non-Recurring	175	1,056	180	101	146	312	109	570	891	181	596	766	273	5,181
Adjusted EBITDA	1,147	2,021	845	1,534	1,282	2,693	2,010	1,249	1,687	2,271	1,972	1,502	1,257	20,322
% Adjusted EBITDA to Sales	8.2%	13.8%	6.1%	9.5%	9.4%	15.3%	11.3%	8.0%	10.6%	13.5%	11.0%	9.5%	7.3%	10.5%

United Land Services
Consolidated Balance Sheets
For the Period Ended May 31, 2023
Amounts in \$000's

	5/31/2023	5/31/2022	12/31/2022	CME v PYCME	CME V PYE
	Actual	Actual	Actual	Actual	Actual
Assets					
Cash & Equivalents	4,436	4,482	5,025	(46)	(588)
Net Receivables	28,525	16,069	22,311	12,456	6,215
Inventory	2,213	759	979	1,455	1,234
Prepaid Expenses	1,450	1,674	996	(224)	454
Other	2,763	566	2,041	2,197	722
Total Current Assets	39,388	23,549	31,351	15,839	8,037
Fixed Assets	37,152	15,208	24,030	21,944	13,123
Accumulated Depreciation	(5,743)	(4,190)	(3,494)	(1,553)	(2,250)
Net Fixed Assets	31,409	11,018	20,536	20,391	10,873
Assets Under Construction	-	-	-	-	-
Deferred Taxes	2,094	2,094	2,094	0	0
Loan Origination Fees	-	-	-	-	-
Net Intangibles	45,061	28,535	27,059	16,526	18,002
Related Party Receivable	0	(0)	(8)	0	9
Other Long Term Assets	413	322	359	91	54
Total Assets	118,366	65,519	81,391	52,847	36,975
Liabilities					
Accounts Payable	9,536	6,804	10,202	2,732	(667)
Accrued Interest	-	-	-	-	-
Related Party payable	-	-	-	-	-
Other Current Liabilities	5,269	4,040	3,145	1,229	2,124
Total Current Liabilities	14,805	10,844	13,347	3,961	1,457
Debt					
Long Term Notes Payable-Twinbrook	67,783	27,905	39,483	39,878	28,300
Deferred Financing Costs	(1,678)	(1,300)	(1,917)	(377)	240
Long Term Notes Payable-John Deere	1,235	204	636	1,031	598
Revolver	4,000	3,250	2,000	750	2,000
Capital Lease	12,382	4,293	9,154	8,088	3,228
Sellers Note	1,890	250	250	1,640	1,640
Pre-Acquisition Debt	-	-	-	-	-
Total Debt	85,612	34,602	49,606	51,010	36,006
Other Long Term Liabilities	2,392	-	2,392	2,392	-
Total Liabilities	102,808	45,445	65,345	57,363	37,463
Equity					
Capital Stock	33,825	30,777	31,200	3,048	2,625
Retained Earnings	(18,267)	(10,703)	(15,153)	(7,564)	(3,114)
Total Equity	15,558	20,074	16,046	(4,516)	(489)
Total Liabilities and Shareholder's Equity	118,366	65,519	81,391	52,847	36,975



**Key Management
and Personnel**

Bob Blandford

Chief Executive Officer



Bob Blandford leads our team as an accomplished executive with more than 25 years of experience in the landscape industry. Bob believes in our mission, our people, and our products as well as providing the best possible customer service. He is driven to do whatever it takes to be the best partner with the best company culture in the business.

Experience

2019 – Present

United Land Services – Chief Executive Officer

- Oversee executive leadership, public relations of the company and all company-related training
- Effectively manage a team of more than 450 employees in 8 different locations throughout the Southeast
- Develop and accomplish short-term goals and long-term objectives that further the company's growth

1998 - 2019

United Landscapes – Owner

At the age of 16, Bob Blandford started working for a commercial lawn maintenance company servicing customer such as Barnett Bank, TPC Sawgrass, and Jacksonville Golf and Country Club. In 1998, he went into business for himself, performing all facets of commercial construction and maintenance. Over the years, Bob built a company that now employs over 400 employees. They service customers such as HOA, CDD, commercial developers, and ten different national home builders. Bob Blandford also holds a Commercial Building Contractor's License and a Florida Irrigation License.

Licenses & Skills

- Certified General Contractor
- Certified Pest Control Operator
- Certified Irrigation Contractor
- Certified Dealer In Agriculture
- Leadership & Growth Mindset
- Business Strategy & Planning

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
bblandford@unitedlandservices.com

Ray Leach

Chief Operating Officer



Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2021 - Present

United Land Services – Chief Operating Officer

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021

Southern Scapes – President

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

Licenses & Skills

- Certified Irrigation Contractor
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
rleach@unitedlandservices.com
linkedin.com/in/ray-leach-8bb505174/

Jason Ackman

Regional Vice President



Jason joined the United Land Services team as the Regional Vice President bringing about 30 years of commercial landscape experience and knowledge to the team. Jason has held a variety of roles in the green industry from operations to owner which plays an integral part in the companies goal to continuously improve for our future and current clients. His expertise will prove as an asset as we continue to grow in commercial landscape industry.

Experience

2023 - Present

United Land Services – Regional Vice President

- Formulate best practices in the green industry with all branches
- Implement efficient policies and procedures
- Coordinate labor operations and find ways to ensure customer retention
- Evaluate risk and lead quality assurance efforts
- Develop and oversee budgets and PNL
- Drive an ever improving safety culture

2022-2023

Benchmark Landscaping – President/ Owner

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2021-2022

Greenleaf Landscaping – President

- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2017-2021

Vesteco Management – President/Owner of Multifamily Management

2015-2017

Yellowstone – Area Field Director

1996-2017

Ackman Brothers Landscape– President/ Owner

Licenses & Skills

- Leadership
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

407-435-9554

jackman@benchmarklandscapingfl.com

John Borland

Branch Manager



John has been in the Green Industry for 33 years. He has an extensive background and experience in both landscape architecture and landscape management. John takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2021 - Present

United Land Services – Branch Manager

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

2020-2021

The Greenery - Senior Branch Manager

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth

2018-2020

Sun State Nursery - General Manager

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

2007-2018

Brightview (formally ValleyCrest) - Branch Manager

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

2000-2007

Green Heron Landscapes, Inc - General Manager/ Vice President

1990-2007

Clarence & David Company - Branch Manager / Landscape Architect

Education

1990

B.S. Landscape Architecture

Michigan State University

Licenses & Skills

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

Contact

6386 Beth Road

Orlando, FL 32824

904-855-5383

jborland@unitedlandservices.com

Josh Benton

Account Manager



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

Experience

2023- Present

United Land Services Account Manager

- Develops and maintains long-term relationships with customers
- Develops and maintains a schedule to perform "site walkthroughs" during formal meetings with customers to ensure quality and service expectations are met
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Proactively presenting site enhancement ideas to existing customers
- Participating in branch meetings and assist the Branch Manager or Assistant Branch Manager in overall leadership of branch

2021-2023

HTI Home Inspection Services– Owner

- Performing non-invasive visual inspections of residential homes.
- Providing detailed reports on issues located on a home's systems and their components.
- Performing insurance inspections for homeowners.
- Fielding customer calls to answer questions, schedule inspections and provide follow up.

2016 - 2020

Universal Orlando Resorts Supervisor of Horticulture

- Coached and mentored up to 16 team members through constructive feedback to develop long-term career goals.
- Administered safety compliance training through annual refreshers, hands on demonstrations and continuous monitoring to reduce I&I rates for the department.
- Purchased supplies and materials for installations or rehabilitations, ensuring guest areas look amazing at all times.
- Monitored equipment usage by team members for efficiency and safety, reporting issues when discovered and coaching team members when needed.

2012-2016

Universal Orlando Resorts - Pest Control Technician

201-2012

Massey Services - Pest Control Technician

Licenses & Skills

- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

904-6760026

jbenton@unitedlandservices.com

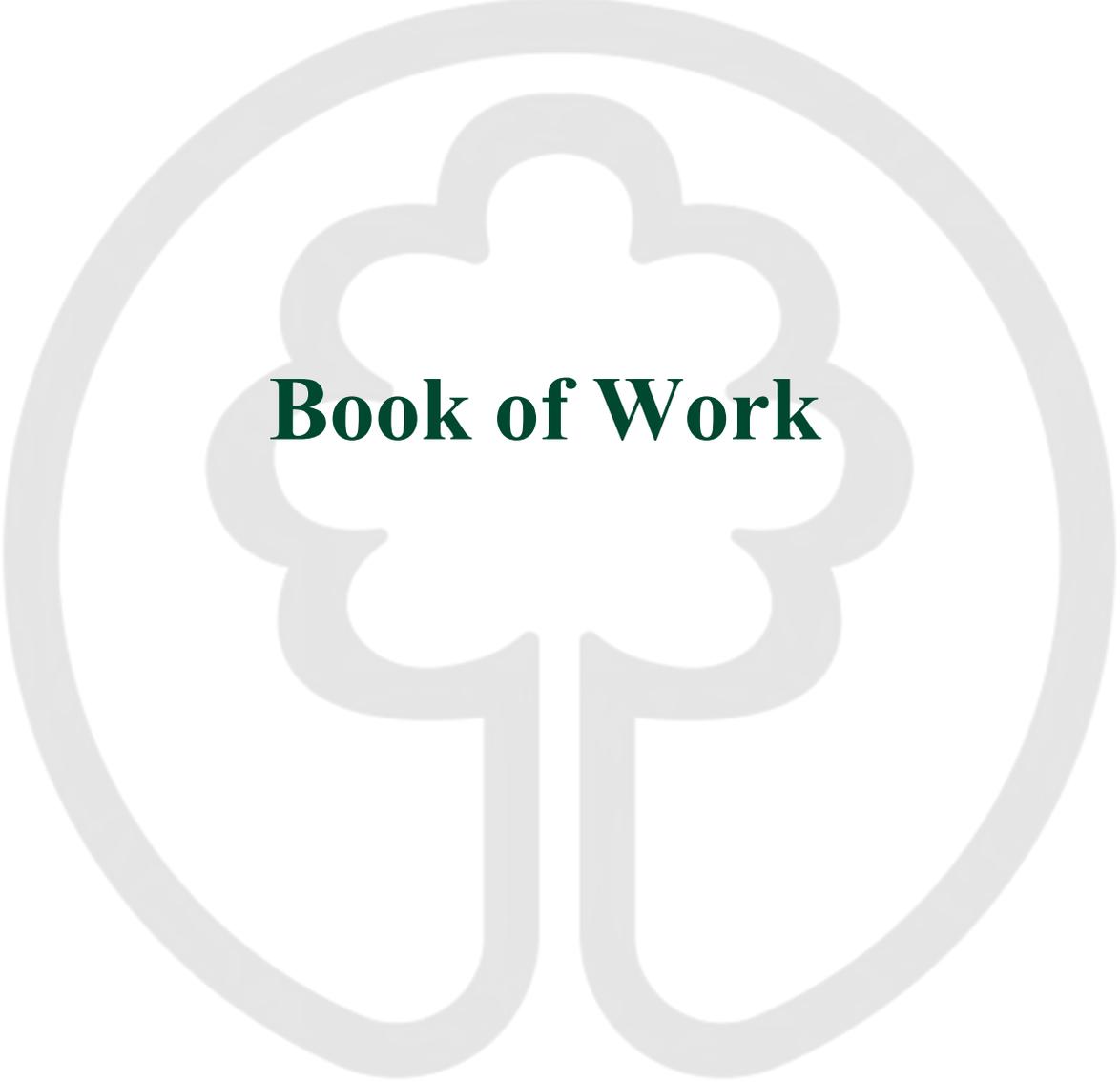


**Branch
Equipment**

Asset Type	Asset Owned	VIN/ SERIAL #
MOWER	Gravely Prostance 60	994143011065
MOWER	Gravely Prostance 60	994114020022
MOWER	Gravely Prostance 52	994130040018
MOWER	Gravely Prostance 36	994119000489
MOWER	JD 661R	1TC661RMJHT051290
MOWER	JD 661R	1TC661RMTHHT051298
MOWER	JD 652R	ITC652RKJHT060045
MOWER	JD 652R	1TC652RKCHT060015
MOWER	JD Z950	1TC950MDCKT080038
MOWER	JD 661R	ITC661RMJKT070042
MOWER	Gravely Trekker	996123020000
MOWER	Gravely Prostance 36	994119000170
MOWER	JCB 406	JCB406POC71163750
MOWER	JD 317G	1T0317GJTJJ337051
MOWER	JD 652R	1TC652RKANT100141
MOWER	JD 652R	1TC652RKLHT0060021
MOWER	JD 661R	1TC661RMPJT060266
MOWER	JD 661R	1TC661RMKJT0600060
MOWER	JD 636M	1TC636MGLJT060414
MOWER	JD 652R	1TC652RKHMT090762
MOWER	JD 661R	1TC661RMCKT075274
MOWER	JD 661R	1TC661RMEKT075010
MOWER	Ryan 544945A	54494506920
MOWER	Vermeer RTX100	1VR9071R3F1001871
MOWER	Vermeer BC1000XL	1VRY11192J1025528
MOWER	JD 661R	1TC661RMPKT0753034
MOWER	JD 661R	1TC661RMCKT075025
MOWER	Gravely Prostance 60	994143011064
MOWER	Gravely Prostance 60	994143020000
MOWER	Gravely Prostance 52	994142011048
MOWER	JD 652R	1TC652RKTNT100132
MOWER	JD 652R	1TC652RKHNT100157
MOWER	JD 652R	1TC652RKKHT051246
MOWER	JD Z950M Ztrak	1TC950MDCNT120011
MOWER	652R Quiktrak	1TC652RKTNT100485
MOWER	652R Stand-on Mowers	1TC652RKTPT110257
MOWER	652R Stand-on Mowers	1TC652RKHPT110254
MOWER	Z950 Mower	1TC950MDVPT120921
MOWER	Z950 Mower	1TC950MGPNT120127
MOWER	2023 John Deere Z950M Mower	1TC950MCKPT122235
MOWER	2023 John Deere Z950M Mower	1TC950MCKPT122137
MOWER	2023 John Deere 636M	1TC636MGPPT110275
MOWER	TOR 22225 Turfmaster HDX 30" KOH CVZ200	412566975
MACHINERY2	STI BR600 64.9CC BR600 Backpack Blower (3)	533845410, 529450208, 534563507
MACHINERY2	STI HL94K Hedgetrimmer (2)	53409899, 53409900
		529913187, 529913198, 531944989,
		531944998, 531945005, 530524512,
		530523180, 530523242, 531034306,
		532658858, 532658861, 532918870,
MACHINERY2	STI 2-Stroke Equipment	532918839, 532918866, 532918863
		531545221, 531545229, 535659032,
MACHINERY2	2 Cycle Order for Bradenton location	535659019, 536440333, 536825125

Asset Type	Asset Owned	VIN/ SERIAL #
		536677394/536677392, 532889143/533722353/533722331/53 2889160, 535659089/535659082/535658996/53 5718314,
MACHINERY2	Spring 2-Cycle Order - HL94K hedger, FS91R Trimmer, FC91 edger, BR600 blower, PS880 Pole Saw, SG20 Bp Sprayer	538316782/538316780/538091808/53 6995778/537047290/539091917, 536236889) SN 536236885)
MACHINERY2	Trimmers, blowers, edgers- Spring 2- Cycle Equipment	536153278) 536153276) 536035771) 536032671) 536032668) 535986482) 538323604) 538196164) 538196162)
MACHINERY2	Stihl 2 Cycle Order (1-Mower, 1-Edger, 3-Blowers)	mam1584927, 538854534, 538494871, 538494864, 538494859
MACHINERY2	Capitalize chain saws, hedge trimmers, pole saw	539406923, 536296229 534393043, 534393039
MACHINERY2	Small 2-Cycle Order - 4 Backpack Blowers, 4 Hedge Trimmers	4 Backpack Blowers 538763099,538896693, 538896694,538896702 4 Hedge Trimmers 539406495, 539406960, 539406500, 540052212
VEHICLE	2013 Ford F250	1FT7X2A62DEA11552
VEHICLE	2016 Chevrolet 3500	54DBDW1B7GS811269
VEHICLE	2012 Ford F250	1FT7X2A67CEC24334
VEHICLE	2015 Isuzu NPR	54DC4J1B3FS801103
VEHICLE	2015 Isuzu NPR	54DC4J1B1FS802749
VEHICLE	2015 Ford F250	1FT7X2A63FEC68612
VEHICLE	2015 Isuzu NPR	54DC4J1B1FS801102
VEHICLE	2012 Ford F150	1FTMF1CMXCKD25753
VEHICLE	2013 Ford F250	1FT7W2B69DEB22343
VEHICLE	2016 Chevrolet Chasis 3500	54DBDW1B1GS812353
VEHICLE	2018 Chevrolet W3500	54DBDJ1B8JS802235
VEHICLE	2015 Isuzu NPR	54DC4J1B1FS806509
VEHICLE	2007 Ford F750 Series 4 F750 Water	3FRPF75E07V518205
VEHICLE	2014 Isuzu NPR	54DC4J1B9ES805039
VEHICLE	2015 Chevrolet 1500	1GCNCPEH7FZ371472
VEHICLE	2015 Ford F250	1FTBF2A63FEC50124
VEHICLE	2015 Ford F250	1FT7X2A67FEC50131
VEHICLE	2012 Ford Transit Connect	NMOLS7AN3CT079366
VEHICLE	2016 Chevrolet 4500	54DCDJ1BXGS809524
VEHICLE	2016 Chevrolet 4500	54DCDW1B2G814018
VEHICLE	2017 Ford F550	1FD0W5HT3HEC18776
VEHICLE	2017 Ford F550	1FD0W5GT6HEE61466
VEHICLE	2014 Ford F250	1FT7X2A6XEEA74514
VEHICLE	2017 Isuzu NPR	54DC4J1B7HS808672
VEHICLE	2013 Ford F150	1FTMF1CM1DKE62310
VEHICLE	2019 Ford Truck W/Terexx40RM Bucket S/	1FDUF5HT4KDA24045
OTHER	2014 Traffix Devices	1E9TF160DVC521392
VEHICLE	2019 GMC/Chevrolet 5500HD	1HTKHPVK6KH885493
VEHICLE	2018 Ford F150	1FTMF1CB0JKD87691
VEHICLE	2019 Ford F150	1FTMF1CB2KKE44782
VEHICLE	2017 Ford F150	1FTMF1C88HKD56817
VEHICLE	2015 Ford F250	1FT7X2A66FEA89030
VEHICLE	2020 Isuzu NPR	54DC4J1D8LS208639
TRAILER	2013 Predator Eagle	5HVBU1623DL123164
TRAILER	2020 Utility Trailer	5HVBU1621LL126093
TRAILER	2015 O'Dell Trailer	16VPX1620E3053803
TRAILER	2018 Predator Eagle	5HVBU1828JL125176
TRAILER	2015 O'Dell Trailer	5HVBU1620GL123904

Asset Type	Asset Owned	VIN/ SERIAL #
TRAILER	2009 PJ Trailer Gooseneck	4PFD302391130921
TRAILER	2009 Enrgyabs Trailer	1E9TC23139A362089
VEHICLE	2013 Express UT6102012	5GLBU2022DC000248
TRAILER	2013 Preda Series 71602	5HVBU1623DL123262
TRAILER	2015 Predator Eagle	5HVBD1423FL123768
TRAILER	2015 O'Dell Trailer	5HVCC2029GL123860
TRAILER	2015 O'Dell Trailer	5HVBU1625GL123915
TRAILER	2018 Predator Eagle	5HVBU1828JL125177
TRAILER	2017 Down2Earth	5MYVV182XEB053834
TRAILER	2019 Predator Trailer	5HVBU1620KL125533
TRAILER	Predator Irrigation Trailer	n/a



Book of Work

Property Name

WaWa Corporate Account
7-Eleven, Inc Corporate Account
CVS Corporate Account
PGA VERANO
Heathrow
Kindred I
Dolphin Swan Resort at Walt Disney
WEST HAVEN COMMON
Alaqua POA
Orange Lake Resort
Kindred II
Commercial - Leland Management - Fox Ridge
Cresswind
Orchard Homeowners Association
The Reserves at Alaqua
Bridgewater at Viera
Westwood
Tohoqua
ENCLAVE TOWNHOME
Harmony West HOA Common Area
Silverleaf Parcel 7A/7B
Harmony West HOA Clubhouse
Harmony West CDD
Citi Tower
Shearwater- 94 Homes
Steeple Chase HOA
ENCLAVE COMMON
WEST HAVEN HOMES - SHIRE
WEST HAVEN HOMES - SANCTUARY
WEST HAVEN HOMES - HAMLET
Lakewood Ranch Stewardship District
Commercial - Alsop - Silverleaf Meadow Ridge
Drift at Town Center
Glenbrooke at Edgewater
Elm Creek at SilverLeaf
Lake Wilson Townhomes
Lake Wilson Reserve
Trillium Brooksville
D.R. Horton North Florida Division Office
Bayberry at Bartram Park
Marina San Pablo- Master Association
Country Club at Champions Gate
The Reserve at Debary

Commercial - Kessler Creative - FSO - 12276 San Jose Building 100
Fountain Parke
Sullivan Ranch
The Views at Harbortown Apartments
Nocatee Town Center
Sawgrass Point
SUR at Southside Quarter
Devon Green
Jacobs Landing
Commercial - Buccaneer Landscape - 7/11 - Palatka
Residences at Dellagio
Riverside at Julington Creek
Builders - Mattamy Homes - Rivertown Model Park & Watersong
Red Hawk Village
Poitras Luminary 1B & Person Ave
Lake Forest Apartments
CORAL CAY
Commercial - Jax Offices Condominium Association - FSO - 12276 San Jose Building 500
SILVER PARK
Avenues Walk Townhomes
Commercial - Sovereign and Jacobs - Pinewood Place
OmegaScapes, Inc
Commercial - Sovereign and Jacobs - Hudson Grove Entry, Commons, and Ponds
Commercial - Alsop - Sandler Lakes HOA
Bainbridge Phase 1 A
Bainbridge Winter Park
Bellevue at Estates at Cherry Lake HOA
Carriage Crossing HOA
Majestic Oaks Phase IV HOA
The Shops at Julington Creek
Anastasia Plaza
Integra Woods
The Meeting House
Hawks Crest
Aurora Apartments
Morgan Corp
Commercial - Evergreen Lifestyles Management - Annie's Walk - Commons
Winter Green 1527
Commercial - Priority Property Management - Grove Point Townhome buildings
American Landmark- Amira
DDRTC Cypress Trace LLC
Morguard
Neighborhood G HOA Inc
CAMDEN

Builders - Lennar - Stillwater Model and PL
Northgreen at Carrollwood
American Landmark- Fairways at Feather Sound
Commercial - Alsop - Silverleaf - Parcel 17
Woodbridge Lakes
STONEWOOD CROSSING
Winter Green 1700
Commercial - First Coast Diesel Performance: Justin Gordon
Placido Bayou Community Association
phase 1 (60 doors x \$55)
Commercial - Sovereign and Jacobs - Grand Creek South
Commercial - BCM Services, INC. - Palm Island HOA
Cyrils Roadway Ph1
Seminole Toyota
Plantation Estates at Julington Creek
Neighborhood E HOA Inc
American LandmarkThe EnV
Integra Landings
WEST HAVEN HOMES - DALES
Silverleaf Amenity Center & Master Association
Commercial - Alsop - Silverleaf Master's Association - Amenity Center
Commercial - Ozark Bank Mandarin
Brisa Luxury Apts
WEST HAVEN HOMES - ABBEY
American LandmarkThe LUXE @ 1820
WEST HAVEN HOMES - MANOR
Commercial - Governors Point Yacht - Governors Point Yacht Club
American Landmark- Siene
Commercial - Leland Management - Arbors of Valencia
Morguard Monterra LLCSolano of Monterro
American Landmark - The Pearl
Tohoqua E. Cross Prairie Pkw
Moss Park Preserve HOA
STRATFORD POINTE
Enders Place
American Landmark- Cielo Boca Raton
Harmony West HOA
Stone Creek
Stone Creek HOA
Parkside at Cherry Lake
Buckingham Estates
Aphore Coach Homes at MSP
Woodlakes 2
ShopCore Properties- Nature Coast Commons

Heathrow Woods Homeowners Assoc
The Granite
Commercial - Florida Home Store Office
Commercial - Evergreen Lifestyles Management - Annie's Walk Townhomes
HAINES RIDGE
ShopCore Properties- The Forum
Commercial - Sovereign and Jacobs - Harbor Dunes
Redtail Golf Clubhouse
Veere Apartments
Calirosa
Carrollwood Village Fairway
Commercial - Sovereign and Jacobs - Barrington Cove
Morguard
Marbeya Club
Commercial - Alsop - Mission Trace
MCCORMICK RESERVE
EAGLE BAY MASTER
WestEnd Apartments
LIBERTY SQUARE
RiverCrest HOA
Commercial - Alsop - Silverleaf Holly Forest – Commons
Seminole Chevrolet
Northdale
Tohoqua phase 2
Walter Crossing
Morguard Monterra LLC- Emerald Lake
The Drake Apartments
Commercial - Suncoast Property Management - Westlake at Southside
Commercial - Alsop - Silverleaf Holly Forest – Townhome
Westlake at Southside
Commercial - Sovereign and Jacobs - Forest Crest Entry
Poitras Luminare 1B
Cypress Cove
Strada Park
RCC Cortez Plaza, LLC
Poitras Luminare
Lithia Crossing
Lakeside CHurch
Centre Pointe Commons
Digestive and Lever Center
American Landmark- Cielo Boca Raton
ARBOR MEADOWS
Builders - Richmond American Homes - Verano Creek(Northcreek)
LIBERTY VILLAGE

Morguard Monterra LLC- Santorni
Commercial - Sovereign and Jacobs - Fox Creek
Coco Plum 3156
Tohoqua phase 3 pond
Habersham Harbor
The Fountains
Inspiration Maint.
Commercial - Priority Property Management - Grove Point Townhome buildings
Builders - Lennar - The Reefs @ Beachwalk
Grove Point Townhomes at Oakleaf
Lester Ridge
Kite Realty Group Management OfficeShops at Julington Creek
Windsong Ph 2
Village of Vilano
Beach Homes at VOV
Builders - KB Home - Carter Landing
Neighborhood A HOA
Commercial - Integra River Run Apartments
Integra River Run APTS
Commercial - Sovereign and Jacobs - Brookside Preserve
DDRTC Market Place LLC
Delaney Hotel
Delaney Park
SANDHILL
Cluster Homes II Condo Assoc
Builders - KB Home - Sandler Lakes
Builders - Richmond American Homes - Amelia Walk
Whitview Village - KB Homes
Builders - Richmond American Homes - Forest Crest
Cracker Barrel 67
Tailored Foam
Commercial - Ozark Bank Jax Beach
Builders - KB Home - Palmetto Bluff (Harbor Dunes)
Commercial - Leland Management - Windward Ranch HOA
CHELSEA PARK COMMON
Cracker Barrel - Palm Coast
Velvet Cloak Association
MeadowLea
Builders - Richmond American Homes - Elm Creek
Builders - Richmond American Homes - Trailmark (Old)
Builders - Dreamfinders - Dunn's Crossing
Commercial - Buccaneer Landscape - 7/11 - Union St.
Builders - KB Home - Hudson grove
Builders - KB Home - Village Park

Builders - KB Home - Wells Creek
Builders - Ryan Homes - Panther Creek
Buildings (Get door count)
Bayport Commons 4080
Winter Springs Market Place
Builders - Richmond American Homes - Grand Creek South
Builders - Richmond American Homes - Greyhawk
Builders - Richmond American Homes - Pineridge
Builders - Richmond American Homes - Woodbridge
Lake Gleason Reserve
St Clare Catholic Church
Builders - KB Home - Azalea Hills
Builders - KB Home - Orchard Park
L&W Supply
Builders - Dreamfinders - Beacon Lakes
Builders - Dree's Homes - Eagle Landing
Builders - Dree's Homes - Grand Oaks
Builders - KB Home - Annabelle Island
EAGLE BAY HOME
Reflections on the Gulf
Sunbelt Rental
Adamo Owner, LLC
G&IX Golden Acres LLC
AV Florida Hotel LLC- Hampton Inn Dunedin
Commercial - Alsop - Grey Hawk Estates
Commercial - Sovereign and Jacobs - Greene Meadows Commons
Commercial - Alsop - Kendall Creek HOA
Builders - KB Home - Brookside Preserve
Builders - KB Home - Pinewood Place
Cracker Barrel 267
Cracker Barrel - Ormond Beach
Commercial - Sovereign and Jacobs - Williamstown Entry and Ponds
Builders - Richmond American Homes - Laurel Oaks
Villas @ DeerRun
SUNSET COVE
Builders - Taylor Morrison - Kingsley Creek
Commercial - Ocean Blue Apartments
Ocean Blue APTS
Quad Angle Business Park
MOBILITY WORKS
Builders - Dreamfinders - Shearwater
Central Care 4027-4028
Builders - KB Home - Panther Creek
Builders - Lennar - Grand Creek North

QUAL RIDGE
Commercial - Aloft Group - Aloft Jacksonville Airport
Aloft Jacksonville Airport
Surterra
Surterra
Commercial - Associa - John's Landing
Builders - KB Home - Copper Ridge
Builders - Richmond American Homes - Green Meadows
Builders - Richmond American Homes - Panther Creek
Builders - Richmond American Homes - Trailmark (New)
Builders - Richmond American Homes - Walkers Ridge
Cypress Isles
Builders - Dreamfinders - Holly Forest Single Family
Amazing Explorers Winter Garden
FIESTA KEYS
LIBERTY VILLAGE ENTRANCE
Chuluota Sportsman Club
Lake View 9
Woodside Village HOA
Waterford Commons
Builders - Riverside Homes - Amelia National
Builders - Dreamfinders - Tributary
Builders - Lennar - Tributary
Builders - Mattamy - Old Mandarin Estates
Calabay Crossing
Ocita Tree Trimming
The Palms at Old Ponte Vedra
Tuscany Villas
Schuller Packaging
Builders - KB Home - Greenland Chase
Builders - Richmond American Homes - Tributary
Commercial - Priority Property Management - Grove Point Commons Phase 2
Los Lagos
Builders - Mastercraft Builder Group - Maderia - Annuals billable
Builders - Mastercraft Builder Group - Silverleaf Village
Strada Office
Builders - KB Home - Barrington Cove
Builders - KB Home - Victory Crossing
Builders - Dree's Homes - Trailmark
Sander Ent. (Jason Sander)
Lakeview Village 13
Waterford Cove
Commercial - Alsop - Silverleaf Master's Association - Roadway Medians, Towers, and Irrigation
Miller's Cove

Commercial - Duke Properties - FSO - 12276 San Jose Buildings 700,400,200, Pond
Server Tech Solutions
G&IX Golden Acres LLC
Builders - Taylor Morrison - The Cove at Beach Walk
Builders - Dreamfinders - Antigua
FIS Outdoor
Builders - Lennar - Dorado @ Beachwalk
Builders - Lennar - Greyhawk
Builders - Lennar - Hidden Oaks
Builders - Lennar - Highland Chase
Builders - Lennar - Longleaf
Builders - Lennar - Mill Creek East
Builders - Lennar - Osprey Landing
Commercial - Alsop - Verano Creek (also called North Creek)
Builders - Dreamfinders - Holly Forest Townhomes
Builders - Riverside Homes - Settler's Landing @ Crosswater -
Sheoah Highliands II
Amazing Explorers Lk Nona
Real Street
Amberwood HOA
Chickasaw Oaks
Commercial - Leland Management - Hidden Oaks
Commercial - Leland Management - Mill Creek North
Advanced Roofing Co.
River City Denistry
Commercial - Cam Team - Silver Creek HOA
Grand Landings - Dreamfinders
Suterra Wellness
Sealane Maritime, LLC
WEST HAVEN VILLAGE CENTER
Suterra Port St. Lucie
Commercial - Buccaneer Landscape - 7/11 - Margaret St.
Dave Brewer Properties - 125 Family Partnership
Dave Brewer Properties - 230 Family Partnership
Dave Brewer Properties - 71 Family Partnership
Dave Brewer Properties - 81 Family Partnership
Dave Brewer Properties - Dave Brewer 3
Tri-Tech
Sol- Sun
Builders - Taylor Morrison - Amelia Walk
Bayway Property Management LLC
Degrood Office
Commercial - WRH Realty - Lofts at Murray Hill
66 Settlers Landing Drive

Builders - Riverside Homes - Silverleaf
Builders - Riverside Homes - Wildlight
Commercial - BCM Services, INC. - South Shore at Bannon Lakes
Commercial - Brisa Luxury Apartments
Commercial - Buccaneer Landscape - 7/11 - Blanding Blvd
Commercial - Buccaneer Landscape - 7/11 - Lane Avenue
Certified Financial Group, Inc.
Aloma Dendal Center
Builders - Dreamfinders - Amelia Concourse
Builders - Dreamfinders - Trailmark
Builders - KB Home - Meadow at Oakleaf Townhomes
Builders - Lennar - Amelia Walk
Builders - Lennar - Trailmark
Builders - Lennar - Windward Ranch - One model left
Las Casitas
Crane Institute
Ceder Crossing
4 Rivers
Commercial - WRH Realty - Sydney Trace Apartments
Commercial - Buccaneer Landscape - 7/11 - Dunn Avenue
Lake Eola Heights HOA
Inspiration Quarterly Pond Mowing
Builders - Mastercraft Builder Group - Rivertown High Pointe
Builders - Mastercraft Builder Group - Trailmark - Annuals billable
Commercial - Evergreen Lifestyles Management - Grand Creek North
D & J
Commercial - Vesta Properties - Stillwater Commons - HOA - Homes completed
Stillwater CDD- Phase 1A
Park Lake Vilage
Fox Creek HOA at Oakleaf
Builders - Riverside Homes - Pioneer Village @ Crosswater
Commercial - Evergreen Lifestyles Management - Grand Creek North Amenity
Celebration CDD
Builders - Dreamfinders - Wilford Preserve
Commercial - Vesta Properties - Stillwater Commons



**Scope of Services
Summary**

LIVE OAK LAKE CDD

LANDSCAPE SCOPE OF WORK

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

General Services- Component “A”

Turf Maintenance

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

Mowing

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

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

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

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

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

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

Edging

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

String Trimming

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

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

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

Blowing

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

Damage Prevention/Repair

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

Detailing

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

Pruning

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

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

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

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

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

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

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

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

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

Weed Control

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

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

Trash Removal

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

Policing

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

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

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

Communication

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

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

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

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

Staffing

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

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

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

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

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

Component "B" – Turf Care Program

ST. AUGUSTINE

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

Monthly Application schedule – St. Augustine

January: Winter fertilization, broadleaf weed control and disease control

March: Spring granular fertilization, broadleaf weed control, insect, and disease control

May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control

October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: Fertilization

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

BAHIA – Where Applicable (Irrigated areas only)

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

Monthly Application Schedule - Bahia

March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.

June: Chelated Iron application and Mole Cricket control.

October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Zoysia

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

Monthly Application Schedule - Zoysia

January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.

March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.

April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.

May: Fertilization

June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.

August: spot treat weeds as necessary, inspect/treat fungal activity.

September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.

November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.

December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.

July/August: Minor nutrient blend with insect/disease control.

October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors’ recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35’. All native trees or transplanted trees over 35’ in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

Activate each zone of the system.

Visually check for any damaged heads or heads needing repair.

Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.

Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.

Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.

Leave areas in which repairs or adjustments are made free of debris.

Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.

Contractor will provide a written report of the findings by zone. Qualifying Statements

Repairs

Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.

Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

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

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

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

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard". Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15' will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving "stubs".

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.



**Approach to
Scope of Service**

Narrative Approach to Scope of Services- Live Oak Lake CDD

General Requirements

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

Reporting

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

Operations & Maintenance

Schedule Of Services

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

Turf Care

Mowing

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

- Mowing frequencies will be completed per the Scope of Services, for a total of approximately 42 cuts for all common areas and 32 cuts for unirrigated pond areas.
- Production maps will be provided to the crew outlining the areas to be mowed per the contract documents.

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

Edging & Trimming

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

Weed & Disease Control

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

Fertilization

- Fertilization blends shall be determined based on-site conditions and turf needs
- Soil samples will be taken to ensure the proper fertilization formulas are used.
- ULS will make application decisions based on Best Management Practices.
- Fertilization as directed by Scope of Services.
- Fertilization application will follow all state and city guidelines including black out periods.

Pest Control

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

Shrub / Cord Grass & Groundcover Care

Pruning

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

Fertilization

- Fertilization blends shall be determined based on-site conditions and shrub needs.
- Blends will contain a complete bend of nutrients designed for ornamental shrubs.
- ULS will make application decisions based on Best Management Practices.
- Fertilization will follow scope of services 3x for shrubs

Pest & Disease Control

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

Tree & Palm Trimming

- Trees will be maintained to a height of 8' over pedestrian walkways and 15' over roadways.
- Palm pruning to be completed 1x per year
- Fertilization will be done in conjunction with the ornamental shrub application.

Litter and Debris Removal

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

Weeding

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

Irrigation

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

Palm Fertilization

- Palms to be fertilized 4x per year
- Fertilization will follow all state and city guidelines abiding by all blackout guidelines
- OTC injections will be complete 4x per year for all specialty palms

Response Time

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

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

Method and Approach

Service Areas Take-Off

United Land Services is pleased to provide our take-off, generated by our in-house estimators, for service areas at Live Oak Lake CDD. This take-off illustrates the areas we are bidding to maintain. If there are any areas we may have missed, please let us know so we can correct the estimate and ensure we are the best trade partner for you. Please refer to the map below for detailed coverage.





V. PROPOSAL FORMS

**PROPOSAL FORM
FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

TO BE SUBMITTED TO:

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
c/o Governmental Management Services – Central Florida, LLC,
on or before September 27, 2024 at 11:00am (EST)

TO: Live Oak Lake Community Development District

FROM: Florida ULS OPeratings, LLC DBA United Land Services
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Live Oak Lake Community Development District, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the District.

All proposals shall be in accordance with the Project Manual.

Proposal Form Contents:

- Proposal Summary
- Part I – General Information
- Part II – Personnel and Equipment
- Part III – Experience
- Part IV – Pricing
- Signature Page

IV. AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Marion

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

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for United Land Services (“Proposer”), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

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

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

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

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

Addendum No. 1 dated 9/17/24

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; (iv) this is an informal bid, and no protest rights or other procurement rights will be afforded to the Proposer; and (v) the Proposer has waived any right to challenge any matter

relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

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

Dated this 25 day of September, 2024.

United Land Services

Proposer: _____

By: Luke Blackson

Title: Business Developer

STATE OF Florida
COUNTY OF marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25th day of September, 2024, by Luke Blackson of United Land Services who is personally known to me or who has produced as identification, and did or did not take the oath.



VIRGINIA ROSE PIZARRO
Notary Public
State of Florida
Comm# HH440791
Expires 9/5/2027

Virginia Rose Pizarro
Notary Public, State of Florida
Print Name: Virginia Rose Pizarro
Commission No.: _____
My Commission Expires: _____

**PROPOSAL FORM
PROPOSAL SUMMARY SHEET**

Florida ULS Operating, LLC DBA

I, Luke Blackson REPRESENTING United Land Services
Company and/or Corporation ("Proposer"), agree to furnish the services required in the
scope/specifications at the following prices:

I. Contract Proposal Amount: <i>(Please provide an average of all five years of pricing)</i>	\$ <u>305,890</u>
Annual Total, Year 1:	\$ <u>315,060</u>
Annual Total, Year 2:	\$ <u>324,528</u>
Annual Total, Year 3:	\$ <u>334,260</u>
Annual Total, Year 4:	\$ <u>344,280</u>
Annual Total, Year 5:	\$ <u>354,600</u>

II. Proposer Information

NAME OF PROPOSER: United Land Services

ADDRESS: 12276 San Jose Blvd. Suite 747. Jacksonville, FL 32223

PHONE: 904-544-0648 FAX: _____

SIGNATURE:  _____

PRINTED NAME: Luke Blackson

TITLE: Business Development Manager

DATE: 9/25/24

**PROPOSAL FORM
PART I – GENERAL INFORMATION**

• *Proposer General Information:*

Proposer Name Florida ULS Operating, LLC DBA United Land Services

Street Address 12276 San Jose Blvd, Suite 747

P. O. Box (if any) _____

City Jacksonville State Florida Zip Code 32226

Telephone 904-544-0468 Fax no. _____

1st Contact Name Jason Ackman Title Regional VP

2nd Contact Name Jena Rodger Title Director of Sales

Parent Company Name (if any) United Land Services Operating,

Street Address 12276 San Jose Blvd Suite 747

P. O. Box (if any) _____

City Jacksonville State Fl Zip Code 32223

Telephone 904-829-9255 Fax no. _____

1st Contact Name Ray Leach Title COO

2nd Contact Name Donnie Cope Title Senior VP

• *Company Standing:*

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

In what State was the Proposer organized? Delaware Date 2020

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

If no, please explain _____

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 1010 US Hwy 17 92 N

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

City Davenport State Florida Zip Code 33837

Telephone (904) 510-7014 Fax no. N/A

1st Contact Name Chris Marques Title VP of Operations

2nd Contact Name John Borland Title Branch Manager

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

1 Supervisors, who will be onsite 3 days per week;
2 Technical personnel, who will be onsite 1 days per week; and
5 Laborers, who will be onsite 3 days per week.

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

Name: Bill Kinsley

Position / Certifications: Agronomics Manager

Duties / Responsibilities: Oversee the agronomics program for community

% of Time to Be Dedicated to This Project: 20 %

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

Project Name/Location: Please See reference pages

Contact: Reference Contact Phone: References

Project Type/Description: Agronomics for irrigated turf program, shrub and palm fertilization

Duties / Responsibilities: Oversees full program along with any subcontractors

Dollar Amount of Contract: All contracts for Orlando - over 10 Mil

Proposer's Scope of Services for Project: Oversees all agronomics programs for turf shrubs and palms for the communities to ensure proper formulas for states and local regulations.

Dates Serviced: 2020-2024

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes No For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name TruGreen

Street Address 2175 N Foryth Rd Orlando, Fl 32807

P. O. Box (if any) _____

City Orlando State Florida Zip Code 32807

Telephone 407-466-7304 Fax no. _____

1st Contact Name Anthony Fortuna Title Manager

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: Turf Agronomics Applications

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

Project Name/Location: Swan and Dolphin Resorts at Walt Disney/ Harmony West CDD/Champions Gate/ Kindred 1 & 2 Celebration CDD/ Orange Lake Resorts

Contact See reference sheet Contact Phone: refer to reference sheet

Project Type/Description: All irrigated turf programs for Orlando branches

Dollar Amount of Contract: 6 million

Proposer's Scope of Services for Project: fertilization for all turf types located at our Orlando Properties,

Dates Serviced: 2024

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

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

OFFICERS

PROPOSER: United Land Services

DATE: 3/22/24

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Bob Blanford	CEO	Over see entire company	Jacksonville, FL
Tatiana Kurtiyakova	VP of Accounting	Oversees all AR/ AP	Jacksonville, Fl
David R. Leach	COO	Oversees all VP and Regionals	Jacksonville, FL
Jason Lamb	CFo	Oversees all financials	Jacksonville, Fl
FOR PARENT COMPANY (if applicable)			
Bob Blanford	CEO	Over see entire company	Jacksonville, FL
Tatiana Kurtiyakova	VP of Accounting	Oversees all AR / AP	Jacksonville, Fl
David R. Leach	COO	Oversees regionals/ VP's	Jacksonville, Fl
Jason Lamb	CFO	Oversees all financials	Jacksonville, Fl

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

PROPOSER: Florida ULS Operating, dba United Land Service

DATE: 3/22/24

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Jason Ackman	Regional Vice President	Oversee all landscape maintenance operations	Orlando	As needed.	1	25
Brett Perez	Regional Manager	Oversee all Orlando area maintenance operations	Orlando	As needed	1	20
John Borland	Branch Manager	Oversee Orlando South maintenance operations	Orlando	As needed	6	33
Josh Benton	Account Manager	Oversee multiple crews	Orlando	25% and 1-2 days	2	20
Tony Roberts	Irrigation Manager	Maintain irrigation	Orlando	40%	3	15
Bill Kinsey	Agronomics Manager	Maintain agronomics	Ocala	20%, 1 day	5	35

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

PROPOSER: Florida ULS Operating, dba United Land Services

DATE: 3/22/24

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	Isuzu NPR	3	Reunion Office, Florida
2	72" John Deere Mower	3	Reunion Office, Florida
3	52" / 61" John Deere Mower	3	Reunion Office, Florida
2	Stihl Weed Eater	3	Reunion Office, Florida
2	Stihl Edger	3	Reunion Office, Florida
4	Backpack Blower	3	Reunion Office, Florida
1	Irrigation Van	3	Reunion Office, Florida
1	Z sprayer	3	Reunion Office, Florida
1	Gater	3	Reunion Office, Florida
2	1/2 Ton Pick up Truck	3	Reunion Office, Florida

* Please note equipment may change based on the need of

**PROPOSAL FORM
PART III – EXPERIENCE**

- *Has the Proposer performed work for a community development district previously?*
Yes X No
If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: Harmony West CDD

Contact: Shelley Kaercher Contact Phone: shelleykaercher@forestar.com

Project Type/Description: Landscape Maintenance

Dollar Amount of Contract: \$400,000

Scope of Services for Project: Landscape Maintenance, irrigation, and agronomics for the CDD, HOA, and Clubhouse.

Dates Serviced: 7/2022-Current

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

2023 = 225,000,000

2022 = 125,000,000

2021 = 88,570,000

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

Project Name/Location: Kindred CDD

Contact: Paul Almonte Contact Phone: palmonte@artemislifestyles.com

Project Type/Description: Community Development District

Dollar Amount of Contract: \$850,000

How was the project similar to this project? Landscape maintenance, irrigation, and agronomics for a high trafficked residential community. Require attention to detail, and frequent communication with manager.

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

irrigation, agronomics, additional ancillary services such as mulch, annuals, and arbor care for all common ares, town homes, clubhouse, and other areas.

List of equipment used on site: **Isuzu NPR, various sized mowers, edgers, weed eaters, backpack blowers, irrigation truck, z-sprayer, gator, 1/2 ton pick up trucks.**

List of subcontractors used: **TruGreen / Mulch Vendor**

Is this a current contract? Yes No

Duration of contract: **2022-Current**

- *(Information regarding similar projects – continued)*

Project Name/Location: **Champions Gate at Country Club**

Contact: Kristina Inkrott Contact Phone: **407-619-6936**

Project Type/Description: **HOA**

Dollar Amount of Contract: **980,000**

How was the project similar to this project? **Landscape maintenance, irrigation, and agronomics for a high trafficked residential community. Require attention to detail, and frequent communication with manager.**

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): **Mowing, edging, weed control irrigation, agronomics, additional ancillary services such as mulch, annuals, and arbor care for master association, various HOAs, included maintenance free for 995 homes.**

List of equipment used on site: **Isuzu NPR, various sized mowers, edgers, weed eaters, backpack blowers, irrigation truck, z-sprayer, gator, 1/2 ton pick up trucks.**

List of subcontractors used: TruGreen

Is this a current contract? Yes X No ____

Duration of contract: 2022-Current

- *(Information regarding similar projects – continued)*

Project Name/Location: Celebration CDD

Contact: Angela Montagna Contact Phone: 727-638-0268

Project Type/Description: Community Development District

Dollar Amount of Contract: \$1,200,000

How was the project similar to this project? Landscape maintenance, irrigation, and agronomics for a high trafficked residential community. Require attention to detail, and frequent communication with manager.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, edging, weed control irrigation, agronomics, additional ancillary services such as mulch, annuals, and arbor care for Celebration CDD.

List of equipment used on site: Isuzu NPR, various sized mowers, edgers, weed eaters, backpack blowers, irrigation truck, z-sprayer, gator, 1/2 ton pick up trucks.

List of subcontractors used: TruGreen ./ Mulch Vendors

Is this a current contract? Yes X No ____

Duration of contract: 2023-Current

- *(Information regarding similar projects – continued)*

Project Name/Location: Tohoqua CDD

Contact: Jeff Farhood Contact Phone: 850-322-2949

Project Type/Description: HOA

Dollar Amount of Contract: \$350,000

How was the project similar to this project? Landscape maintenance, irrigation, and agronomics for a high trafficked residential community. Require attention to detail, and frequent communication with manager.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, edging, weed control irrigation, agronomics, additional ancillary services such as mulch, annuals, and arbor care for common grounds, and landscape installation for individual homes.

List of equipment used on site: Isuzu NPR, various sized mowers, edgers, weed eaters, backpack blowers, irrigation truck, z-sprayer, gator, 1/2 ton pick up trucks.

List of subcontractors used: No subcontractor used.

Is this a current contract? Yes No

Duration of contract: 2022-Current

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

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____

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

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

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

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

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

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

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

None

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

None

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

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

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

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

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

**PROPOSAL FORM
SIGNATURE PAGE**

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of United Land Services ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 25th day of September, 2024.

Proposer: United Land Services

By: Luke Blackson

Title: Business Development Manager

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 25th day of September, 2024, by Luke Blackson of United Land Services, who is personally known to me or who has produced as identification, and did or did not take the oath.



VIRGINIA ROSE PIZARRO
Notary Public
State of Florida
Comm# HH440791
Expires: 9/5/2027

Virginia Rose Pizarro
Notary Public, State of Florida
Print Name: Virginia Rose Pizarro
Commission No.: _____
My Commission Expires: _____

VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND PURCHASING, E-VERIFY, AND NON-COLLUSION

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

Name of Proposer: Florida ULS Operating, dba United Land Service

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

Chapter 287, Florida Statutes, on Integrity of Public Contracting and Purchasing

1. I have read and am familiar with Chapter 287, Florida Statutes, and specifically including the following Sections (“Public Integrity Laws”):
 - a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
2. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).
3. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District’s Request for Proposals for Landscape and Irrigation Maintenance Services Project (“Project”) and the contract to be executed in connection with the Project.
4. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

 x Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.

 The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

5. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

E-Verify

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

Non-Collusion

1. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
2. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
4. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or

inducement from, any firm or person to submit a complementary or other noncompetitive proposal.

5. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

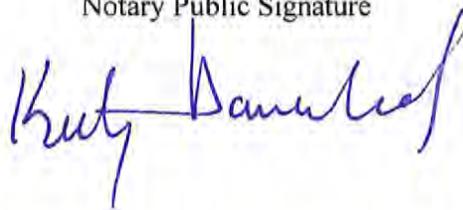
I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Live Oak Lake Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit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



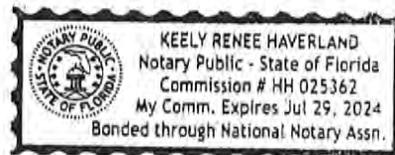
Signature of Authorized Signatory of Proposer

Sworn before me on 22nd, 2024
March

Notary Public Signature



Notary Stamp





Price Proposal

Live Oak Lake CDD Landscape Fee Summary

Contractor: United Land Services

Address: 12276 San Jose Blvd.

Jacksonville, FL 32223

Phone: 904-544-0648

Fax:

Contact: Luke Blackson

Email: lblackson@unitedlandservices.com

Property: Live Oak Lake CDD

Address: 219 E. Livingston St.

Orlando, Florida, 32801

Phone: 407-750-3599

Contact: JWright@gmscfl.com

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	19,418	19,418	19,418	19,418	19,418	19,418	19,418	19,418	19,418	19,418	19,418	19,418	\$233,016
TURF CARE (Schedule B) Bahia/St Augustine Fert	1,910	1,910	1,910	1,910	1,910	1,910	1,910	1,910	1,910	1,910	1,910	1,910	\$22,920
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert	457	457	457	457	457	457	457	457	457	457	457	457	\$5,484
BED DRESSING - Estimate mulch yds (Schedule E - B.) <i>Per Yard Pricing:</i>					11,429 <i>Mulch Yds</i>						11,429 <i>Mulch Yds</i>		\$22,858
PALM TRIMMING (Schedule E - C.) <i>Per Palm Price:</i>	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	\$1,103
ANNUAL CHANGES - None at this time (Schedule E - A.) <i>Per Annual Pricing:</i>													\$0
IRRIGATION MAINT. (Schedule D)	698	698	698	698	698	698	698	698	698	698	698	698	\$8,376
TOTAL FEE PER MONTH:	\$23,586	\$23,586	\$23,586	\$23,586	\$35,015	\$23,586	\$23,586	\$23,586	\$23,586	\$23,586	\$35,015	\$23,586	\$305,890

Flat Fee Schedule	\$25,491	\$25,491	\$25,491	\$25,491	\$25,491	\$25,491	\$25,491	\$25,491	\$25,491	\$25,491	\$25,491	\$25,491	\$305,890
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$269,796
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Extra Services Annual Changes, Palm Pruning, Mulch	\$23,961
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TOTAL	\$305,890.00
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Signed Addendum

Live Oak Lake Community Development District

**Addendum #1
Live Oak Lake CDD RFP 2024
Landscape Maintenance Services**

September 17, 2024

To: All Prospective Proposers:

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

CLARIFICATIONS/QUESTIONS:

Q1: Is a district staff representative able to meet on site for a property review?

A1: The site is available for inspection at any time by bidders from September 13th - 27th, 2024. District staff members will not be participating in any site reviews with bidders, and bidders are expected to perform these inspections on their own and use the bid packet information to generate their proposal. Any additional questions need to be submitted in writing by email to Jarett Wright - jwright@gmscfl.com, and Clayton Smith - csmith@gmscfl.com.

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

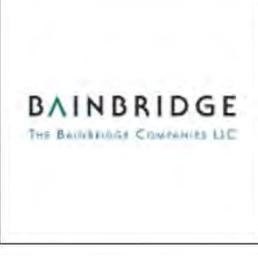
NAME OF FIRM:

United Land Services

SIGNATURE:

DATE: 9/25/26

Providing exceptional landscape services to partners across the state of Florida.

				
	 UNITED Land Services Luke Blackson Business Development Manager Phone: 904-544-0648 Email: lblackson@unitedlandservices.com			
				
				

United We Grow!



*Uniting partners through exceptional
landscape services*

SECTION d.



Landscape & Irrigation Maintenance Proposal

Prepared for

Live Oak Lake CDD

September 2024



YELLOWSTONE
LANDSCAPE





407-396-0529 tel

1773 Business Center Lane
Kissimmee, FL 34758

September 22, 2024

Jarett Wright, Field Manager
219 E. Livingston Street
Orlando, FL 32801
407-841-5524

Re: Response to Proposal Landscape and Irrigation Maintenance Services for Live Oak Lake Community Development District

To Mr. Wright and Committee,

Thank you for the opportunity to bid the landscape maintenance for the Live Oak Lake Community Development District. Our proposal has been created to address your specific needs and expectations.

Our enclosed proposal includes the following sections:

- **Required Documents:** Proposal forms included in your RFP, as well as notarized documents.
- **Personnel:** Information about our company and local offices, our management staff allocated to serving your community, and a summary of how plan we organize our service crews.
- **Experience & References:** Examples of our current projects, which are similar in scope to your needs and expectations, and references for these projects.
- **Startup Plan:** Our 30-60-90 Day Plan that outlines what our maintenance crew, irrigation team, fert/chem team, and account manager will accomplish in the first 90 days. This also includes a letter describing how we intend to accomplish all landscaping tasks outlined in your scope of work.
- **Pricing Summaries:** Completed pricing forms from your RFP.

We welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that Live Oak Lake CDD can be proud of.

Sincerely,

Nicole Ailes

Nicole Ailes
Business Development Manager
Yellowstone Landscape
nailes@yellowstonelandscape.com
559-977-4719

Live Oak Lake CDD



REQUIRED DOCUMENTS

IV. AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Orange

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

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Development Manager for Yellowstone Landscape- Southeast LLC (“Proposer”), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

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

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

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

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

Addendum No. 1 dated 9/17/24

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; (iv) this is an informal bid, and no protest rights or other procurement rights will be afforded to the Proposer; and (v) the Proposer has waived any right to challenge any matter

relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

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

Dated this 25th day of September, 2024.

Proposer: Yellowstone Landscape- Southeast LLC
By: [Signature]
Title: Business Development Manager

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25th day of September, 2024, by Kyle Nursey of _____, who is personally known to me or who has produced _____ as identification, and did or did not take the oath.



Sherry Lynn Folda
Notary Public, State of Florida
Print Name: Sherry Lynn Folda
Commission No.: HH 508623
My Commission Expires: June 17, 2028

Live Oak Lake Community Development District

**Addendum #1
Live Oak Lake CDD RFP 2024
Landscape Maintenance Services**

September 17, 2024

To: All Prospective Proposers:

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

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

NAME OF FIRM:

Yellowstone Landscape- Southeast LLC

SIGNATURE:

Nicole Ailes

DATE: 9/17/24

V. PROPOSAL FORMS

**PROPOSAL FORM
FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

TO BE SUBMITTED TO:

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
c/o Governmental Management Services – Central Florida, LLC,
on or before September 27, 2024 at 11:00am (EST)

TO: Live Oak Lake Community Development District

FROM: Yellowstone Landscape- Southeast LLC
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Live Oak Lake Community Development District, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the District.

All proposals shall be in accordance with the Project Manual.

Proposal Form Contents:

Proposal Summary
Part I – General Information
Part II – Personnel and Equipment
Part III – Experience
Part IV – Pricing
Signature Page

**PROPOSAL FORM
PROPOSAL SUMMARY SHEET**

I, Nicole Ailes REPRESENTING Yellowstone Landscape- Southeast LLC Company and/or Corporation (“Proposer”), agree to furnish the services required in the scope/specifications at the following prices:

I. Contract Proposal Amount: <i>(Please provide an average of all five years of pricing)</i>	<u>\$ 310,237.60</u>
Annual Total, Year 1:	<u>\$ 299,248.00</u>
Annual Total, Year 2:	<u>\$ 299,248.00</u>
Annual Total, Year 3:	<u>\$ 308,220.00</u>
Annual Total, Year 4:	<u>\$ 317,472.00</u>
Annual Total, Year 5:	<u>\$ 327,000.00</u>

II. Proposer Information

NAME OF PROPOSER: Yellowstone Landscape- Southeast LLC

ADDRESS: 1773 Business Center Lane, Kissimmee, FL 34758

PHONE: 407-396-0529 FAX: 407-396-2023

SIGNATURE: *Nicole Ailes*

PRINTED NAME: Nicole Ailes

TITLE: Business Development Manager

DATE: 9/23/24

PROPOSAL FORM
PART I – GENERAL INFORMATION

• *Proposer General Information:*

Proposer Name Yellowstone Landscape- Southeast LLC

Street Address 3235 N. State Street

P. O. Box (if any) _____

City Bunnell State FL Zip Code 32110

Telephone 386-437-6211 Fax no. _____

1st Contact Name Nicole Ailes Title Business Development Manager

2nd Contact Name Kyle Nursey Title Business Development Manager

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

• *Company Standing:*

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

In what State was the Proposer organized? Delaware Date April 2008

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

If no, please explain _____

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

If no, please explain _____

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

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

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

Certified Pest Control Operator- In good standing

ISA Certified Arborist- In good standing

Irrigation Specialty Contractor- in good standing

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 1773 Business Center Lane

P. O. Box (if any) _____

City Kissimmee State FL Zip Code 34758

Telephone 407-396-0529 Fax no. 407-396-2023

1st Contact Name Pete Wittman Title Branch Manager

2nd Contact Name Elisamuel Flores Title Account Manager

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

<u>1</u>	Supervisors, who will be onsite <u>3</u> days per week; <u>month</u>
<u>2</u>	Technical personnel, who will be onsite <u>2</u> days per _____; and
<u>4</u>	Laborers, who will be onsite <u>3</u> days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer’s Officers and Supervisory Personnel, and attach resumes for any individuals listed. ***Resumes are under Personnel Tab****

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes No If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: Landon Pyle

Position / Certifications: Certified Pest Control Operator

Duties / Responsibilities: Oversee fertilization & pest control programs

% of Time to Be Dedicated to This Project: 5 %

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

Project Name/Location: Reunion East and Reunion West CDD

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

Project Type/Description: Community Development District

Duties / Responsibilities: Landscape Maintenance

Dollar Amount of Contract: \$750,000+

Proposer's Scope of Services for Project: Mowing of common area turf, pruning of landscape beds, maintenance of annual flower beds, pest and weed control in turf and shrubs, irrigation inspections, palm pruning, and mulching.

Dates Serviced: 2008-current

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes No For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name Enviro Tree Services

Street Address 3202 Phils Lane

P. O. Box (if any) _____

City Apopka State Florida Zip Code 32712

Telephone 407-574-6140 Fax no. _____

1st Contact Name Josh Tankersley Title Owner

2nd Contact Name Dana Mickler Title Field Manager

Proposed Duties / Responsibilities: Pruning of palm trees over 15'

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

Project Name/Location: Reunion East CDD & Reunion West CDD

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

Project Type/Description: Community Development District

Dollar Amount of Contract: \$750,000+

Proposer's Scope of Services for Project: Mowing of common area turf, pruning of landscape beds, maintenance of annual flower beds, pest and weed control in turf and shrubs, irrigation inspections, palm pruning, and mulching.

Dates Serviced: 2008-current

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*
Our company adheres to government's E-Verify program, all employees must pass a drug test, and

all management and supervisors must pass a background check.

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

OFFICERS

PROPOSER: Yellowstone Landscape- Southeast LLC

DATE: 9/22/24

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Harry Lamberton	President & CEO	Oversees Key Officers	Bunnell, FL
Tim Portland	Executive Chairman	Supports Executive Leadership	Charlotte, NC
Blaine Peterson	VP of Business Development	Oversees Sales and Acquisitions	Bunnell, FL
Chris Adornetti	VP of Accounting	Oversees Financial Operations	Bunnell, FL
Timothy Sherman	Chief Financial Officer	Oversees Finance and Accounting	Bunnell, FL
FOR PARENT COMPANY (if applicable)			

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

PROPOSER: Yellowstone Landscape- Southeast LLC

DATE: 9/22/24

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Rob Tetrault	Regional VP	Oversee Southeast Maintenance Operations	Bunnell, FL	5%/1 Day A Month	13 Years	20+ Years
Pete Wittman	Branch Manager	Oversee Local Branch Operations	Kissimmee, FL	5%/ 1 Day A Week	2 Years	14 Years
Elisamuel Flores	Account Manager	Oversee Maintenance Crews	Kissimmee, FL	20%/ 2 Days A Week	7 Years	24 Years
Gary Price	Irrigation Manager	Oversee Irrigation Inspections	Kissimmee, FL	5%/ 1 Day A Week	4 Years	33 Years
David Boldman	Fert/Chem Manager	Oversee Fert/Chem Program	Kissimmee, FL	5%/ 1 Day A Week	8 Years	21 Years

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

PROPOSER: Yellowstone Landscape- Southeast LLC

DATE: 9/22/24

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	60" Mowers- Exmark	2	Kissimmee, FL
1	72" Mower- Exmark	2	Kissimmee, FL
1	48" Mower- Exmark	2	Kissimmee, FL
2	String Trimmer- Stihl	2	Kissimmee, FL
2	Edger- Stihl	2	Kissimmee, FL
2	Backpack Blower- Stihl	2	Kissimmee, FL
3	Hedge Trimmer- Stihl	2	Kissimmee, FL

**PROPOSAL FORM
PART III – EXPERIENCE**

- *Has the Proposer performed work for a community development district previously?*
Yes X No
If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: Reunion East and Reunion West CDD, Reunion, FL

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

Project Type/Description: Community Development District

Dollar Amount of Contract: \$750,000+

Scope of Services for Project: Mowing of common area turf, pruning of landscape beds, annual flower maintenance, palm pruning, mulching, irrigation inspections, landscape fertilization and pest control.

Dates Serviced: 2008-current

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

2023 = \$9,000,000.00

2022 = \$9,000,000.00

2021 = \$8,200,000.00

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

Project Name/Location: Westside CDD, Kissimmee FL

Contact: Clayton Smith Contact Phone: 407-841-5524

Project Type/Description: Community Development District

Dollar Amount of Contract: \$175,000+

How was the project similar to this project? Project consists of common area and pond mowing within an HOA.

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

common areas, and ponds, trimming and weeding of landscape beds, irrigation inspections, fertilization of turf and shrubs, palm pruning, and mulching.

List of equipment used on site: Mowers, edgers, string-trimmers, hedge-trimmers, backpack blowers, and buffalo blower.

List of subcontractors used: Enviro Tree Services

Is this a current contract? Yes No

Duration of contract: 2015- current

- *(Information regarding similar projects – continued)*

Project Name/Location: Dowden West CDD, Orlando, FL

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

Project Type/Description: Community Development District

Dollar Amount of Contract: \$300,000+

How was the project similar to this project? Common area mowing and detailing within HOA communities.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing and landscape detailing of common areas and ponds, irrigation, fertilization and pest control palm pruning, and mulching.

List of equipment used on site: Mowers, edgers, string-trimmers, hedge-trimmers backpack blowers, and buffalo blower.

List of subcontractors used: Enviro Tree Services

Is this a current contract? Yes No

Duration of contract: 2019-current

• *(Information regarding similar projects – continued)*

Project Name/Location: Hills of Minneola CDD, Minneola, FL

Contact: Mark Hills Contact Phone: 407-847-2280

Project Type/Description: Community Development District

Dollar Amount of Contract: \$200,000+

How was the project similar to this project? Common area and pond mowing within an HOA.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing and detailing of landscaping, weed control, irrigation inspections, fertilization of turf and shrub beds, and portering.

List of equipment used on site: Mowers, edgers, string-trimmers, hedge-trimmers, backpack blowers, and buffalo blower.

List of subcontractors used: Ridge Valley Environmental

Is this a current contract? Yes No

Duration of contract: 2022-current

- *(Information regarding similar projects – continued)*

Project Name/Location: Narcoossee CDD, Orlando, FL

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

Project Type/Description: Community Development District

Dollar Amount of Contract: \$200,000+

How was the project similar to this project? Common area mowing and detailing within various HOAs.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing and detailing of landscaping, weed control, irrigation inspections, fertilization of turf and shrub beds, and portering.

List of equipment used on site: Mowers, edgers, string-trimmers, hedge-trimmers, backpack blowers, and buffalo blower.

List of subcontractors used: Enviro Tree Services

Is this a current contract? Yes No

Duration of contract: 2023-current

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

Project Name/Location: Avalon Groves CDD

Contact: Kyle Darin Contact Phone: 321-263-0132

Project Type/Description: Community Development District

Dollar Amount of Contract: \$150,000

Scope of Services for Project: Mowing and detailing of landscaping, irrigation, fertilization and pest control, and weed control.

Dates Served: 2019-2023

Reason for Termination: Board switched from developer-controlled to homeowner-controlled, and the new board chose to switch to different vendors on multiple services.

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

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

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

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No X

If yes, please describe each incident _____

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

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

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

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

Not Applicable

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

Not Applicable

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

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

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

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

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

**PROPOSAL FORM
SIGNATURE PAGE**

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of Yellowstone Landscape- Southeast LLC ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 25th day of September, 2024.

Proposer: Yellowstone Landscape- Southeast LLC
By: [Signature]
Title: Business Development Manager

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 25th day of September, 2024, by Kyle Nursey of Yellowstone Landscape who is personally known to me or who has produced as identification, and did or did not take the oath.



Sherry Lynn Folda
Notary Public, State of Florida
Print Name: Sherry Lynn Folda
Commission No.: HH 508623
My Commission Expires: June 17, 2028

**VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING
AND RELATED ITEMS**

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

Name of Proposer: Yellowstone Landscape- Southeast LLC (“Proposer”)

I am over eighteen years of age, am an officer or representative of the Proposer, and are authorized to make this affidavit on behalf of the Proposer and its owner, directors, and officers. The following information is given from my own personal knowledge. I state that:

Chapter 287, Florida Statutes, on Integrity of Public Contracting and Purchasing

1. I have read and am familiar with Chapter 287, Florida Statutes, and specifically including the following Sections (“Public Integrity Laws”):
 - a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
2. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).
3. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District’s Request for Proposals for Landscape and Irrigation Maintenance Services Project (“Project”) and the contract to be executed in connection with the Project.
4. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

 X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.

 The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are

active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

5. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

E-Verify

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

Non-Collusion

1. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
2. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or

to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.

4. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
5. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

Anti-Human Trafficking (Fla. Stat. 787.06)

1. I understand that the Proposer must comply with Section 787.06, *Florida Statutes*, in order to enter into an agreement with a governmental entity.
2. The Proposer does not currently, and will not for the duration of the agreement, use coercion for labor or services as defined in Section 787.06, *Florida Statutes*.
3. 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

[Signature page follows]

I STATE THAT I AND THE NAMED FIRM OF THE PROPOSER UNDERSTAND AND ACKNOWLEDGE THAT THE ABOVE REPRESENTATIONS ARE MATERIAL AND IMPORTANT AND WILL BE RELIED ON BY THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT FOR WHICH OUR PROPOSAL IS SUBMITTED. I UNDERSTAND AND MY FIRM UNDERSTANDS THAT ANY MISSTATEMENT IN THIS AFFIDAVIT IS, AND SHALL BE TREATED AS, FRAUDULENT CONCEALMENT FROM THE DISTRICT OF THE TRUE FACTS RELATING TO THE SUBMISSION OF PROPOSALS FOR THIS WORK.

The foregoing SWORN STATEMENT is dated this September 25, 2024.

[Signature]
Signature of Authorized Signatory of Proposer

Print Name: Kyle Nursey

Title: Business Development Manager

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this September 25, 2024, by Kyle Nursey of Yellowstone Landscape, who is personally known to me or who has produced as identification, and did or did not take the oath.



Sherry Lynn Folda
Notary Public, State of Florida
Print Name: Sherry Lynn Folda
Commission No.: HH508623
My Commission Expires: June 17, 2028

Live Oak Lake CDD



PERSONNEL



YELLOWSTONE

L A N D S C A P E



Yellowstone Landscape began in 2008 with the unification of established, independently successful regional landscape companies.

We've been linked by a common goal to better serve our clients, sharing decades of experience in landscape maintenance, landscape design and installation, and tree care services.

As one of the landscape industry's fastest growing and most awarded commercial landscaping

companies, we are proud to serve more than three thousand client properties from our local branch facilities, across the South, Southwest, and Midwest.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.

Trusted by Clients Across the Country



Yellowstone Landscape serves our clients from local branch locations across the South, Southwest, and Midwest United States.

Our talented Landscape Professionals are experts in their local areas, delivering excellence in commercial landscape maintenance, installations and enhancements, tree care, and snow & ice services.

These local operating teams are supported by the collective strength of a national leader in commercial landscaping services.

And we empower our local leadership to make decisions in the best interest of our clients and their properties. No excuses, no calling headquarters for approval, no corporate red tape. Just do what's right.

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the trusted commercial landscaping partner of choice to our valued clients across the country.

Proud to Serve Orlando



YELLOWSTONE
LANDSCAPE



Excellence in Commercial Landscaping for Your Orlando Area Properties

Yellowstone Landscape is proud to serve Central Florida's commercial landscaping needs from four branch locations across greater Orlando. With **more than 300 local employees**, we're one of the largest and most awarded commercial landscaping service firms in Orlando.

We offer landscape design, landscape enhancement, and landscape maintenance services

to some of the area's most beautiful homeowner associations, resorts and hotels, city and county governments, master planned developments, corporate campuses, commercial offices, schools, universities, hospitals, apartment communities and retail shopping centers.

Our service teams are ready to provide you with **Orlando's most professional and responsive commercial landscaping services**, always tailored to your needs and expectations.

Orlando-North

2729 West Main Street
Leesburg, FL 34748
352.973.0420

Orlando-South

1773 Business Center Lane
Kissimmee, FL 34758
407.396.0529

Orlando-East

2809 Forsyth Road
Winter Park, FL 32792
407.814.2400

Orlando-West

3676 Hogshead Road
Apopka, FL 32702
407.396.0529

Landscape Maintenance



Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to look its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into **your Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.

Irrigation Installation & Management



There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

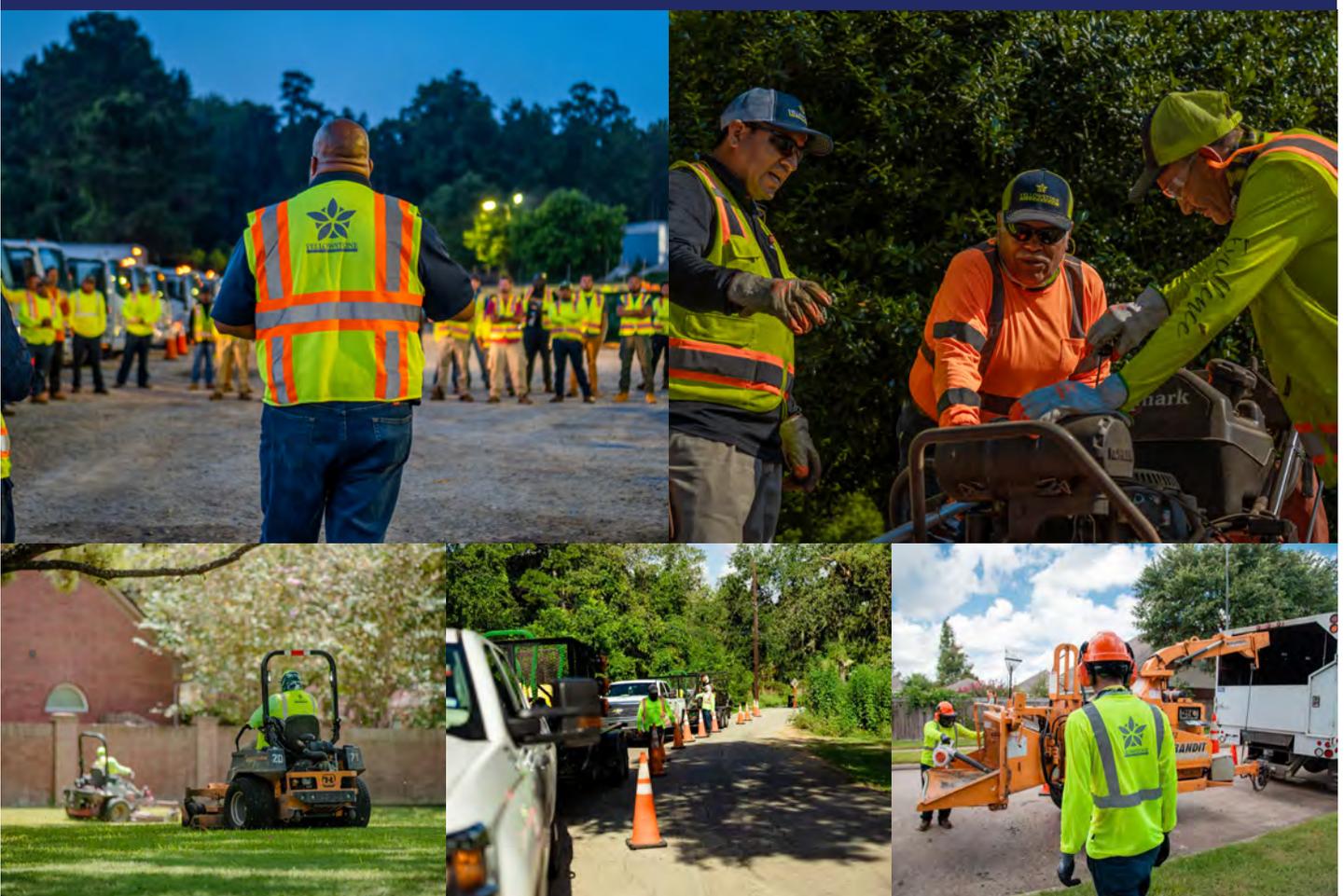
Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources**. Once installed, we always adhere

to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system**.

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

Committed to Safety



Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a safe, healthy work environment, kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to behave professionally and remain alert to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

Environmental Stewardship



As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination of targeted management tools rather than broad blanket applications to create an environment free from pests and disease.

Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation

and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment. Our firm's EFI equipment purchases over the past 6 years have dramatically reduced greenhouse gas emissions over previously used carbuerated models.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

Our People. Your Partner.



YELLOWSTONE
LANDSCAPE



At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 2500 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

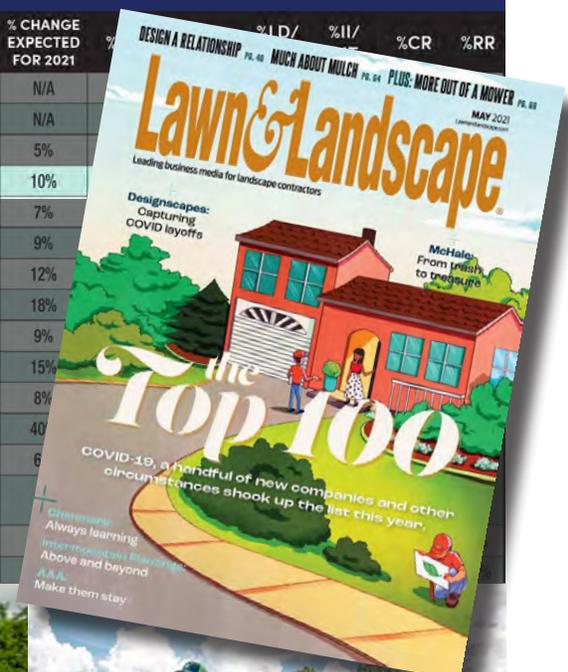
We're proud of our people. We want you to be proud of your landscape service partner.

Our Place in Our Industry



YELLOWSTONE
LANDSCAPE

2021 RANK	COMPANY	2020 RANK	2020 REVENUE	HEADQUARTERS	EMPLOYEES	% CHANGE FROM 2019	% CHANGE EXPECTED FOR 2021	%LD/	%II/	%CR	%RR
1	BrightView Landscapes	1	\$2,346,000,000	Blue Bell, Pa.	21,000	-3%	N/A				
2	TruGreen	2	\$1,400,000,000	Memphis, Tenn.	13,570	1%	N/A				
3	The Davey Tree Expert Co.	3	\$1,287,552,000	Kent, Ohio	10,300	13%	5%				
4	Yellowstone Landscape	5	\$358,000,000	Bunnell, Fla.	4,270	34%	10%				
5	Bartlett Tree Experts	4	\$352,000,000	Stamford, Conn.	2,200	8%	7%				
6	Gothic Landscape	6	\$230,000,000	Valencia, Calif.	2,000	0%	9%				
7	Outworx Group	★	\$225,191,000	Westbury, N.Y.	4,299	8%	12%				
8	Ruppert Landscape	7	\$213,165,000	Laytonville, Md.	1,820	2%	18%				
9	Weed Man	8	\$212,928,956	Orono, Ontario	3,559	14%	9%				
10	LandCare	10	\$208,000,000	Frederick, Md.	3,600	12%	15%				
11	Divisions Maintenance Group	★	\$184,961,302	Newport, Ky.	457	31%	8%				
12	HeartLand	14(t)	\$184,000,000	Kansas City, Mo.	2,100	19%	40%				
13	SavATree	13	\$182,600,000	Bedford Hills, N.Y.	1,430	4%	6%				
14(t)	Park West	11	\$180,000,000	Rancho Santa Margarita, Calif.	1,600	-3%					
14(t)	U.S. Lawns	12	\$180,000,000	Orlando, Fla.	2,400	N/A					
16	Lawn Doctor	16	\$162,000,000	Holmdel, N.J.	2,000	13%					



Each year the lawn and landscape industry’s leading trade publications rank the largest firms in lawn care, tree care, and landscaping services. Among the largest “green industry” companies in North America, Yellowstone Landscape is pleased to have been in the top 10 for each of the past four previous years.

We attribute our tremendous growth and staying power at the top of our industry to two very important groups of people. First, to the thousands of customers, and the properties and projects they allow us to create and maintain for them.

Second, to the more than four thousand Yellowstone Landscape Professionals who wear our uniform and take care of the valuable relationships we’ve built with our clients.

Without the trust of our customers or the dedication of our employees Yellowstone Landscape would not exist as it is today.

As we look forward to continued opportunities to serve new clients and to bring more talented individuals into our company, we vow to never lose sight of the people who made us one of our industry’s most successful and respected firms.

Building Lasting Partnerships



Yellowstone Landscape has developed a reputation for creating and maintaining award-winning landscape environments for some of the country's most recognized brands.

But the work is only part of the reason that clients choose to partner with us.

Because of our proactive approach, flexible scheduling to accommodate special events, and a relentless focus on communication, our clients choose to continue their partnerships with us, year after year.

Our focus on building lasting relationships with the clients we serve, has led to many partnerships that have been established and grown over time. In fact many of these partnerships now span more than a decade of successful service. We believe that our

high-quality landscapes, coupled with superior customer service are why clients look to us for all their landscape needs.

Yellowstone clients know that effectively managing their property's landscape is a lifetime commitment that requires careful coordination of services. That's why our approach to managing your property's landscape investment includes regular maintenance services, paired with detailed fertilization and pest management plans, to keep your property looking its best, while preserving the long-term health of your landscape.

Yellowstone Landscape is honored to serve each of our clients' properties and we look forward to continuing our tradition of award-winning service as we build new relationships with clients across the United States.

Industry Recognition

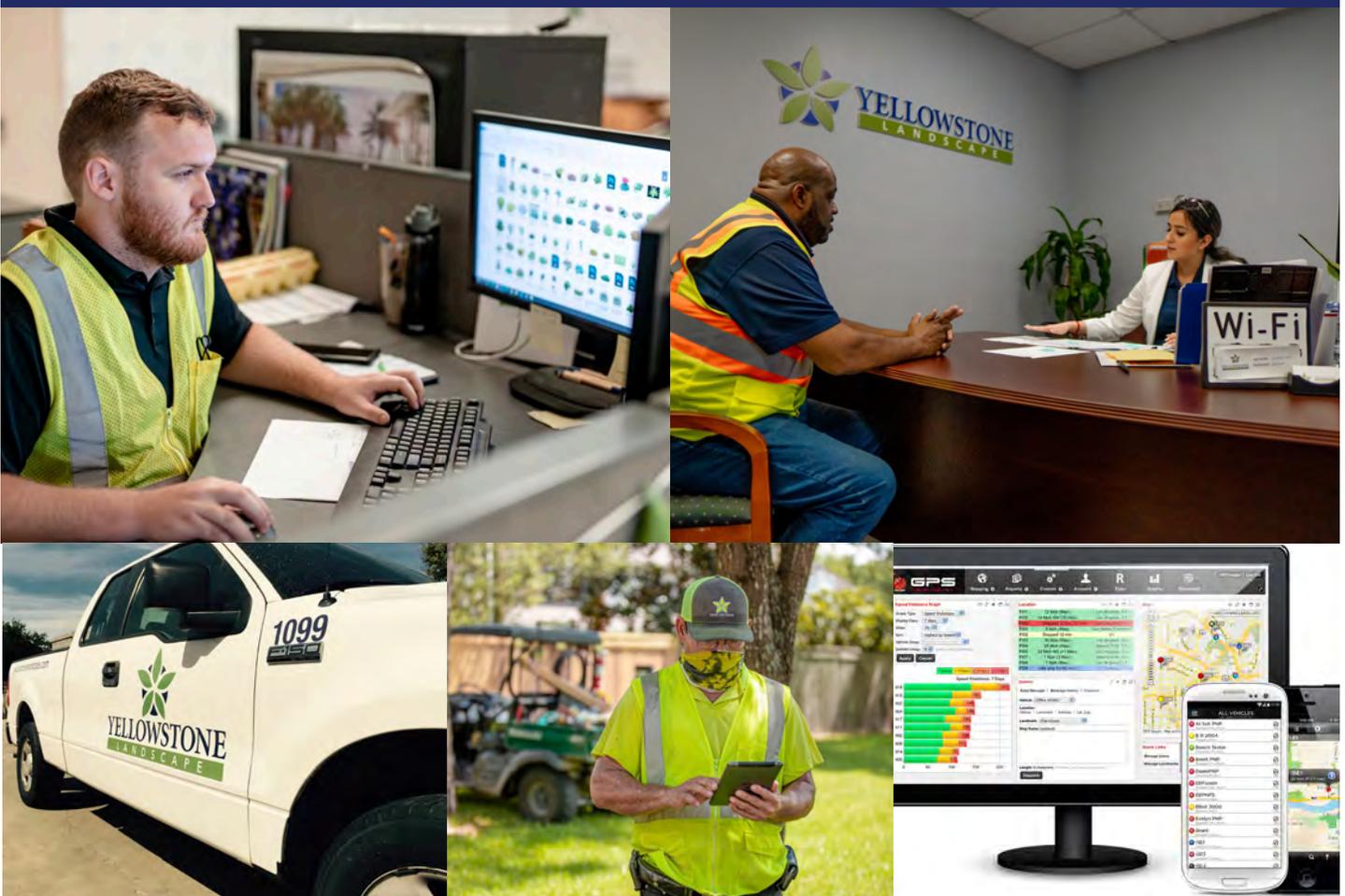


Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

- Rockstar BMX Park; Houston, Texas; 2020
- Old Palm; Palm Beach Gardens, Florida; 2019
- The Peninsula; Charlotte, North Carolina; 2019
- Emory Johns Creek Hospital; Atlanta, GA; 2019
- Del Webb Lake Oconee; Greensboro, Georgia; 2018
- Mesa Del Sol; Albuquerque, New Mexico; 2018
- Hermann Park; Houston, Texas; 2017
- Walton Riverwood; Atlanta, Georgia; 2017
- Swan and Dolphin Resort; Orlando, Florida; 2016
- Cane Island Amenity Village; Houston, Texas; 2016

- Tradition; Port St Lucie, Florida; 2015
- Rob Fleming Park; The Woodlands, Texas; 2014
- AAA Headquarters; Orlando, Florida; 2013
- Technology Park Atlanta; Atlanta, Georgia; 2013
- Boeing 787 Facility; Charleston, South Carolina; 2012
- Waldorf Astoria Resort; Orlando, Florida; 2012
- Grand Haven; Palm Coast, Florida; 2011
- Fleming Island Plantation; Jacksonville, Florida; 2010
- Hammock Beach Resort; Palm Coast, Florida; 2008
- Reunion Resort & Club; Orlando, Florida; 2007

Our Technology at Work for You



Technology in the landscape industry is rapidly evolving. Yellowstone Landscape is taking advantage of this innovation to improve our communication, tracking, and billing systems, allowing us to offer more efficient service visits and faster response times for our clients.

Over a decade ago, we began issuing smart phones to all our field service supervisors and technical specialists, but as new products have come to market, Yellowstone has continued to improve our technological capabilities.

All Yellowstone Landscape fleet vehicles are equipped with GPS tracking devices, enabling us to see where our vehicles are at any given time,

and how long our service crews spend at each property. GPS tracking also enables our Safety teams to make sure our drivers are obeying speed limits and traffic laws.

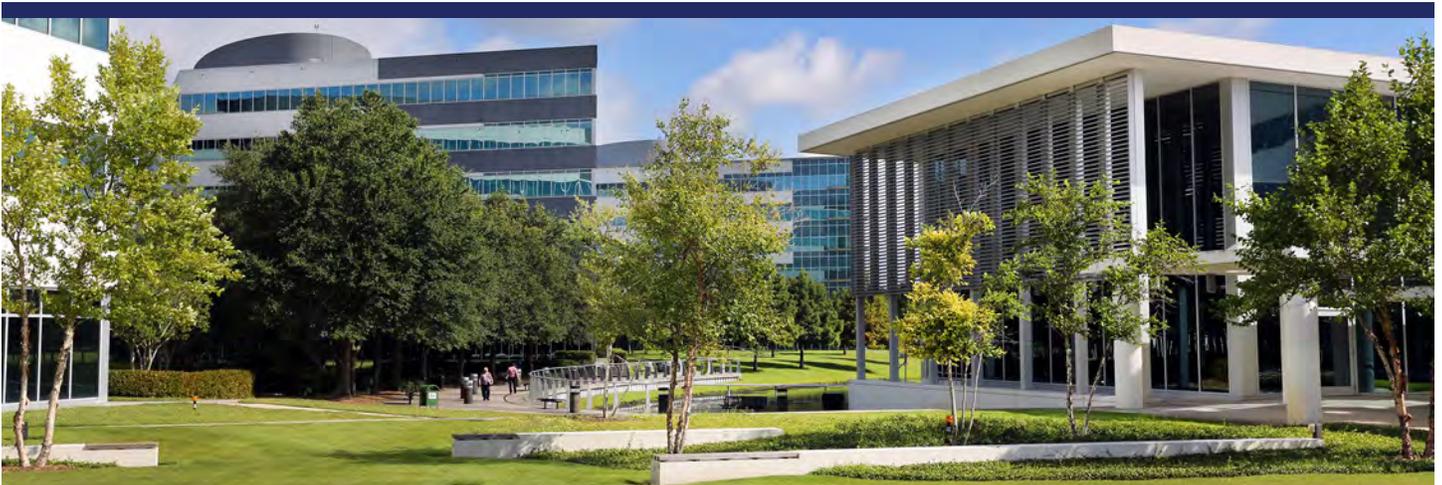
In addition to field level improvements, Yellowstone continues to lead the industry with real time reporting on costs and labor utilization, enabling us to produce monthly service billings at greater than 99% accuracy. We even integrate with most major accounting systems, to help you automate your procurement system's payment processes.

We will remain technological leaders in our industry and as technology improves, so will we.



Capabilities Statement

Commercial Landscaping Services



CORPORATE OVERVIEW

Yellowstone Landscape began in 2008 with the unification of established, independently successful regional landscape companies. Since then, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape maintenance, landscape design and installation, tree care, irrigation, and snow & ice management services.

As the landscape industry's largest privately held company, we are proud to serve more than three thousand client properties from over 50 local branch facilities, across the South, Southwest, and Midwest.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.

COMPANY DATA

Business Entity Name: Yellowstone Landscape - Southeast LLC
Headquarters Address: 3235 N State St, Bunnell, FL 32110
FEI/EIN Number: 20-2993503
Incorporation Date: 01.28.2008 (Delaware)

SERVICES OFFERED



Landscape Maintenance



Landscape Enhancements



Landscape Installation



Commercial Tree Care



Irrigation & Water Management



Snow & Ice Management



Financial Stability

Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 4000 clients from 45 local branch operations facilities across 12 states in the South, Southwest, and Midwest. In 2019 Yellowstone's growth reached a level that made us the **largest, privately-owned landscape service company in North America.**

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded \$358,000,000 in 2020. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of \$50 million, with bonding capacity up to \$40 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

Bank Reference Information:

Kyle Blummer
Antares Capital, L.P.
Chicago, IL 60661
P: 312-638-4042

Principal Officers



Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.



Harry Lamberton was named **President and CEO** of Yellowstone Landscape in May of 2023, after joining Yellowstone in January of 2022 as President. As CEO, Harry leads and drives Yellowstone's strategy, continued growth, quality service, focus on safety, and maintaining a great place to work for all employees, applying expertise gained from over 20 years of leading environmental and sustainability businesses at Waste Management. Harry continues to be active in broadly supporting sustainability and the environment by serving on the Conference Board's Global Sustainability Centre's Advisory Board, the Board of Directors of the Sustainability Institute at the University of New Hampshire and the Board of Directors of Friends of the Chicago River. Harry holds a BA from the University of New Hampshire and an MBA from the Goizueta School of Business at Emory University.



Timothy (Timo) Sherman serves as **Chief Financial Officer** of Yellowstone Landscape with oversight over all Finance, Accounting, IT, and Procurement functions. He has led the financial analysis team since 2018, focusing on excellence in planning, forecasting, budgeting, analysis, acquisition planning, due diligence, closing and initial integration management, and any other areas requiring financial evaluation and insight. He first worked in landscaping as a construction project manager, then account manager and branch manager for Cornerstone Landscape, which was acquired by Yellowstone in 2012. Timo holds a BS from the Fisher School of Accounting at the University of Florida and an MBA from Jacksonville University and has experience in Staff and Cost Accounting.



Tim Portland has served as the **Executive Chairman** of Yellowstone Landscape since May of 2023. As Executive Chairman he is highly active and engaged within the company, supporting the company's executive leadership. Prior to his current role, he led the company as CEO for more than a decade. In addition to chairing Yellowstone's Board of Directors, Tim serves on the Board of Directors of the National Association of Landscape Professionals and chairs the association's H-2B steering committee. He also serves on the Board of the Seasonal Employment Alliance, an advocacy organization focused on congressional reform of the guest worker visa programs that sustain seasonal businesses across the United States.



Blaine Peterson serves as Yellowstone Landscape's **Vice President of Business Development**, where he is responsible for the company's industry-leading sales team, a critical component of Yellowstone's superior growth and track record with customers. Blaine has been a part of the company since 2005, in ascending roles and responsibilities including Branch Manager and Business Development Manager, while founding the company's Jacksonville, Florida location. Blaine has a background in commercial real estate and holds a degree from Florida State College.

Cheyne Solesbee, *General Manager*



As the General Manager of our North and Central Florida markets, Cheyne is responsible for overseeing each of the local branches. Cheyne assists with the growth of our branches. He coordinates operations, which includes personnel, equipment, safety regulations, and other resources. He works with each local branch to maintain the highest quality projects and ensures the team provides world class service to our customers.

Education

Texas A&M University, College Station, Texas
 Bachelor of Science in Agronomy

Relevant Experience

General Manager, Yellowstone Landscape – North and Central Florida
 2024-present

Responsible for all landscape operations within Yellowstone Landscape’s North and Central Florida markets, including our Orlando, Kissimmee, Apopka, and Leesburg branches. Oversees all branches operations and employees, builds operational strategies that improve company-wide quality, and manages operations training.

Branch Manager, Yellowstone Landscape – Jacksonville, FL
 2018-2023

Responsible for landscape maintenance and installation operations, works with all plans and specifications for each project and has extensive knowledge of the service expectations, hires and coordinates landscape management crews, balances the workload and materials needed for each project, maintains up-to-date roster of all personnel and job activities, and identifies equipment and resources needed for each project.

Account Manager, Yellowstone Landscape – Jacksonville, FL
 2012-2017

Arranges, schedules, and directs daily landscape services, ensures peak efficiency of each project, ensures delivery of high-quality projects and services to clients, establishes long-term relationships with clients, identifies opportunities to enhance client properties, conducts on-going field-safety and operations training, and maintains regular communications with clients.

Cheyne Solesbee, *General Manager*

Project Manager, Yellowstone Landscape – Jacksonville, FL

2009-2011

Responsible for landscape installation operations, works with all plans, blueprints, and specifications for each project, hires and coordinates construction crews, balances the workload and materials for each project, maintains up-to-date roster of all personnel and job activities, identifies equipment and resources needed for each project, assures preventative maintenance on all equipment, conducts regular inspections of in-progress projects, and identifies training needed for personnel.

Assistant Project Manager, Yellowstone Landscape – Jacksonville, FL

2007-2009

Works with all plans, blueprints, and specifications for each landscape installation project, coordinates construction crews, and balances the workload and materials for each project.

Pete Wittman, *Branch Manager*



As the branch manager of our Orlando-South branch, Pete is responsible for overseeing the location’s current and upcoming projects. He coordinates operations, which includes personnel, equipment, safety regulations, plant material and other resources. He works with each project to maintain the highest quality landscape and ensures team delivers a high level of customer service and engagement.

Pete brings his extensive horticultural education and years of green industry experience to the Orlando-South location of Yellowstone Landscape.

Education

Pennsylvania State University, State College, PA
 Bachelor of Sciences – Landscape Contracting, School of Agriculture

Relevant Experience

Regional Sales Manager, Yellowstone Landscape – Austin, TX
 2020 – May of 2022
 Responsible for managing Yellowstone Landscape’s sales team across Arizona, Nevada, New Mexico, and Texas. Provided sales leadership for 30+ Business Development Managers within their assigned territories to ensure they were growing their local branches and meeting or exceeding their budgeted growth. Other duties include client relations, marketing, staff evaluation and development, estimating, and contract administration.

Business Development Manager, Yellowstone Landscape – Orlando, FL
 2016 – November of 2020
 Responsible for developing and maintaining new and existing relationships in the Central Florida Market. Responsible for meeting or exceeding annual growth goals for local branches. Other duties include networking, estimating, proposal development, CRM management, training/development of Yellowstone employees, and landscape site assessments with customers.

Senior Account Manager, Valleycrest/Brightview Landscape- Orlando, FL
 2010-2016
 Arranges, schedules, and directs daily landscape services, ensures peak efficiency of each project, ensures delivery of high-quality projects and services to clients, establishes long-term relationships with clients, identifies opportunities to enhance client properties, conducts field-safety training and encourages safety procedures, conducts ongoing operation training, and maintains regular communications with clients.

Elisamuel Flores *Account Manager*

	<p>As an Account Manager, Flores is responsible for coordinating, implementing, and maintaining landscaping operations. Flores also plans and manages installation projects, ensuring that clients are always kept informed about the project's status. Due to his extensive background in landscape maintenance, Flores is knowledgeable in irrigation maintenance, turf and shrub fertilization, and turf and shrub pest control.</p>
Skills & Abilities	<p>Best Management Practices (Florida Green Industries), Landscape Design & Installation, Landscape Maintenance Plans, Nutrient Application, Pest Management, Irrigation Systems, Troubleshooting, Communication, Client Relations, Project Management, and Leadership</p>
Relevant Experience	<p><i>Account Manager</i>, Yellowstone Landscape- Kissimmee, FL 2017-current Planning and scheduling field operations, manage mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees. Property experience in homeowner associations, resorts, apartments, commercial, and governmental.</p> <p><i>Production Manager</i>, BrightView– Orlando, FL 2010-2016 Supervised landscaping crews to ensure all duties are performed safely and efficiently, assigned tasks to crew members, and oversaw quality control.</p> <p><i>Account Manager</i>, PROScape, Inc.- Orlando, FL 2000-2010 Planning and scheduling field operations, manage mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees. Property experience in homeowner associations, resorts, apartments, commercial, and governmental.</p>

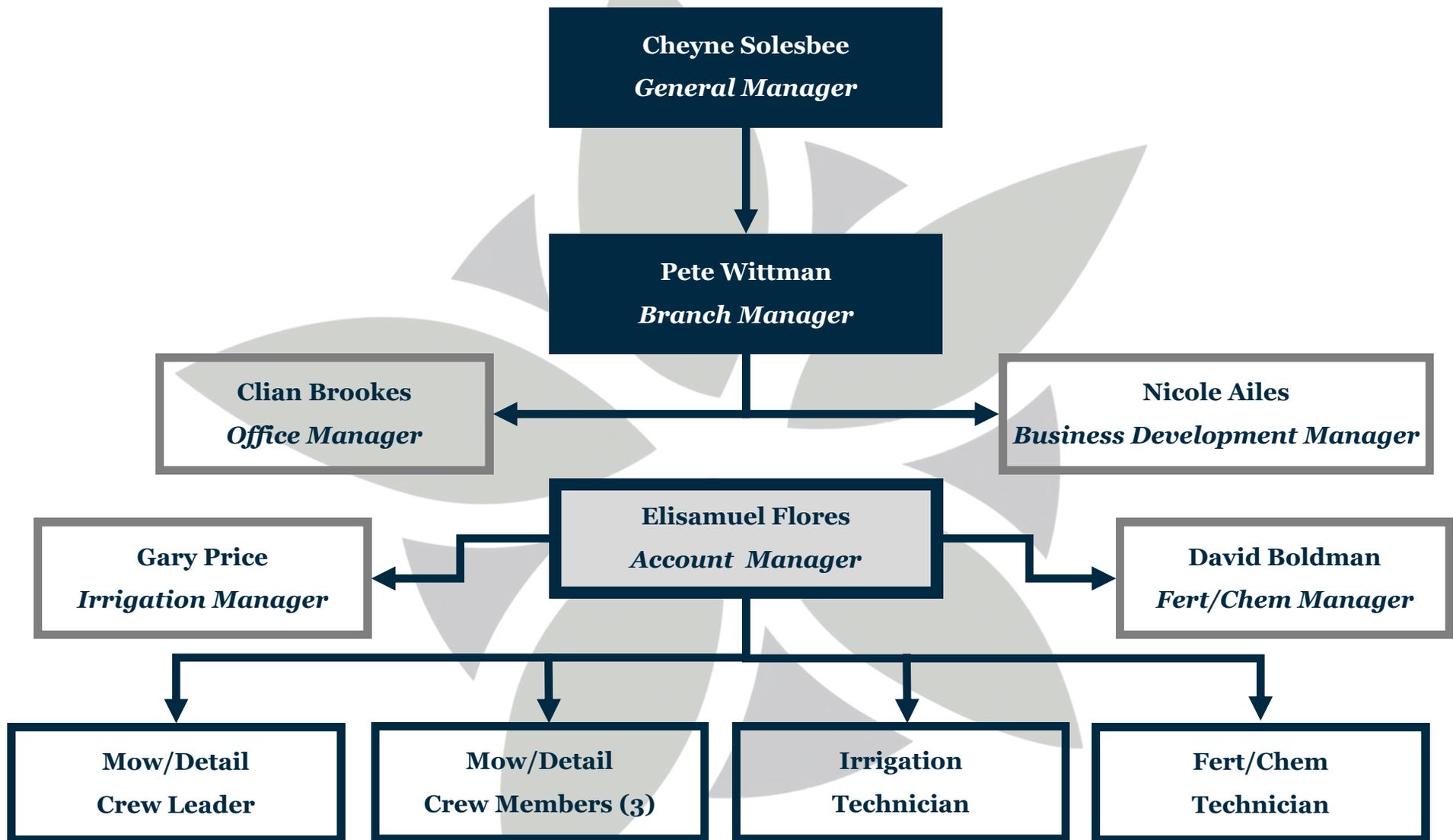
Gary Price, *Irrigation Manager*

	<p>As the irrigation manager of our Orlando-South branch, Gary is responsible for overseeing the location's current irrigation technician staff. Gary coordinates with the branch manager and account managers to schedule all irrigation inspections for the branch's properties.</p>
<p>Training & Certifications</p>	<p>University of Florida Center for Training Research and Education: Back Flow Prevention Certification, 2-Wire System Installation and Troubleshooting, Irrigation Systems Design, Low-Voltage Lighting Design, Installation, and Repair, Cla-Val Troubleshooting Repair and Adjustments, PSI Pumping Systems, FieldNET Repair and Adjustments, Hydraulics for Pumping Systems, Repair, and Adjustments, Toro Central Control Network LTC, Osmac, Rain Bird Maxicom, and 2-Wire System, Hunter & Rain Bird Installation and Troubleshooting</p>
<p>Relevant Experience</p>	<p><i>Irrigation Manager</i>, Yellowstone Landscape – Kissimmee, FL 2020 - present Responsible for training and scheduling of irrigation maintenance personnel, scheduling of service and repairs of irrigation equipment, and managing irrigation supply inventory, supporting irrigation team by assisting with monthly irrigation inspections at properties, submitting proposals for irrigation repairs, and resolving emergency irrigation issues.</p> <p><i>Irrigation Supervisor</i>, ProScape Inc. – Orlando, FL 2004-2019 Responsible for training and scheduling of irrigation maintenance personnel, scheduling of service and repairs of irrigation equipment, and managing irrigation supply inventory.</p> <p><i>Irrigation Superintendent</i>, Hunters Creek c.a. Orlando, FL 1991-2004 Responsible for monthly irrigation inspections at all properties, submitting proposals for irrigation repairs, and resolving emergency irrigation issues.</p>

Rudy Briscoe, *Fert/Chem Manager*

Professional Summary	<p>As a Fert/Chem Manager for Yellowstone Landscape, Rudy is responsible for scheduling applications according to contract specifications, using the latest technologies and materials to ensure insects, diseases, and the health of the plant or turf material is at its highest quality.</p>
Education and Certifications	<p>Licensed Spray Technician</p>
Relevant Experience	<p>Fert/Chem Manager, Yellowstone Landscape – Kissimmee, FL 2018-present Coordinating with the branch manager to schedule and execute all fertilization and pest control applications. Organize reports for all applications. Assist other technicians with services.</p> <p>Spray Technician, ChampionsGate Golf Club- Davenport, FL 2015-2018 Responsible for planning and executing the turf applications.</p> <p>Spray Technician, Reunion Resort Golf Courses- Kissimmee, FL 2003-2015 Member of the onsite crew while golf courses were being constructed. Became the spray technician once the courses opened. Responsible for planning and executing the turf applications.</p>

Live Oak Lake CDD



BRUCE VICKERS, TAX COLLECTOR

OSCEOLA COUNTY, STATE OF FLORIDA

LOCAL BUSINESS TAX RECEIPT

ACCOUNT NO.

112799

EXPIRATION

SEPTEMBER 30, 2024

2024

BUSINESS TYPE:

6340 IRRIGATION CONTR (BLDG DEPT)

BUSINESS:

Yellowstone Landscape-Southeast, LLC

Contact: Dolores Mew

1773 Business Center Ln.

Kissimmee, FL 34758

5CC131151484 (Jared Allan Berryman)

07/20/2023

Oper N/A

Till Internet

Paid 0.00

Rcpt.#022930

Location:

OSCEOLA COUNTY

119295

TRANSFER

0.00

ORIGINAL TAX

0.00

AMOUNT

0.00

PENALTY

0.00

COLLECTION COST

0.00

TOTAL

0.00

Bruce E. Vickers

**BRUCE VICKERS CFC, TAX COLLECTOR
P.O. BOX 422105, KISSIMMEE FL 34742-2105
407-742-4000**

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

THIS LOCAL BUSINESS TAX RECEIPT IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF FLORIDA AND OSCEOLA COUNTY ORDINANCE 95-10, AS AMENDED

The law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to State Law, all Local Business Tax Receipts shall expire on September 30th of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total delinquency penalty shall not exceed 25% of the Local Business Tax Receipt for the delinquent establishment. A 25% penalty shall be imposed on any person engaged in any new business, occupation or profession without first obtaining an Osceola County Local Business Tax Receipt. PLUS: if delinquent more than 150 days, subject to civil actions and penalties, and a penalty of up to \$250.

This receipt is a Local Business Tax only. It does not permit the Local Business Taxpayer to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the licensee from any other license or permits that may be required by law.

This form becomes a receipt when validated by the Tax Collector. Note: Display in accordance with the county ordinance. Local Business Tax Receipts are subject to change according to law.

BRUCE VICKERS, TAX COLLECTOR

OSCEOLA COUNTY, STATE OF FLORIDA

LOCAL BUSINESS TAX RECEIPT

ACCOUNT NO.

112799

EXPIRATION

SEPTEMBER 30, 2024

2024

BUSINESS TYPE:
6190 HANDYMAN/CARPENTER"SUB CONTRACTOR ONLY"(BLDG DEPT)

07/20/2023
Oper N/A
Till Internet
Paid 0.00
Rcpt.#022930

117589	
TRANSFER	0.00
ORIGINAL TAX	0.00
AMOUNT	0.00
PENALTY	0.00
COLLECTION COST	0.00
TOTAL	0.00

BUSINESS:

Yellowstone Landscape-Southeast, LLC
Contact: Dolores Mew
1773 Business Center Ln.
Kissimmee, FL 34758

Location:
OSCEOLA COUNTY



BRUCE VICKERS CFC, TAX COLLECTOR
P.O. BOX 422105, KISSIMMEE FL 34742-2105
407-742-4000

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BRUCE VICKERS, TAX COLLECTOR

OSCEOLA COUNTY, STATE OF FLORIDA

LOCAL BUSINESS TAX RECEIPT

ACCOUNT NO.

112799

EXPIRATION

SEPTEMBER 30, 2024

2024

BUSINESS TYPE:
4190 LAWN CARE/LANDSCAPE

BUSINESS:

Yellowstone Landscape-Southeast, LLC
Contact: Dolores Mew
1773 Business Center Ln.
Kissimmee, FL 34758

GV35255-1

07/20/2023

Oper N/A

Till Internet

Paid 30.00

Rcpt.#022930

Location:

OSCEOLA COUNTY

4190-81855

TRANSFER 0.00

ORIGINAL TAX 30.00

AMOUNT 0.00

PENALTY 0.00

COLLECTION COST 0.00

TOTAL 30.00

BRUCE VICKERS CFC, TAX COLLECTOR
P.O. BOX 422105, KISSIMMEE FL 34742-2105
407-742-4000

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L&O Commercial Applicator

STATE OF FLORIDA Department of Agriculture and Consumer Services BUREAU OF LICENSING AND ENFORCEMENT		
Date	File No.	Expires
January 20, 2023	LF197087	August 7, 2024
<p>THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: August 7, 2024</p>		
<p>DAVID BOLDMAN 3311 BUTTONWOOD AVE DELTONA, FL 32738</p>		
 WILTON SIMPSON, COMMISSIONER		

STATE OF FLORIDA Department of Agriculture and Consumer Services BUREAU OF LICENSING AND ENFORCEMENT	
<p>DAVID BOLDMAN LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER</p>	
<p>LF197087</p>	
<p>HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING August 7, 2024</p>	
	
<p>WILTON SIMPSON COMMISSIONER</p>	<p>Signature</p>

Wallet Card
Wallet Card - Fold Here

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

Arborist Certification



The International Society of Arboriculture

Hereby Announces That

Kyle Jordan Stoudenmire

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan

Caitlyn Pollihan
CEO & Executive Director

5 May 2018

Issue Date

30 June 2027

Expiration Date

FL-9365A

Certification Number



Rainbird Certification



RAIN BIRD
Factory Trained

This is to Certify that

Peter Skwyra

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

Maxicom Operator
Maxicom Riverside, CA
20 CEU Hours



Designation Expiration 5/19/2026 Robert Pfeil, Marketing Group Manager – Services, Rain Bird International, Inc. - Services Division Student ID 1880948

RAIN BIRD

Rainbird Certification



RAIN BIRD

MOT Certification

CERTIFICATE OF COMPLETION



NICOLE AILES

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

Training Provider:

myTTConline
myTTConline
83 Geneva Dr. Ste. 621394
Oviedo FL 32762
Phone: 407-901-0206

Verify this Certificate by visiting www.motadmin.com

07/18/2024
Issue Date

07/12/2028
Expiration Date

JO
Instructor

626570
Certificate No.



Irrigation Contractor Certification



Ron DeSantis, Governor

Melanie S. Griffin, 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

STOUDENMIRE, KYLE
YELLOWSTONE LANDSCAPE
3235 NORTH STATE STREET
BUNNELL FL 32110

LICENSE NUMBER: SCC131152501

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/14/2024

Do not alter this document in any form.

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



Best Management Practices Certification



Sample Certificate of Insurance



YELLOWSTONE
LANDSCAPE



CERTIFICATE OF LIABILITY INSURANCE

4/1/2025

DATE (MM/DD/YYYY)
3/19/2024

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

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

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #1000 Atlanta GA 30305 (404) 460-3600		CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:															
INSURED 1528310 Yellowstone Landscape, Inc, and all Subsidiaries See Attached List 3235 N State Street P.O. Box 849 Bunnell FL 32110		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Safety National Casualty Corporation</td> <td>15105</td> </tr> <tr> <td>INSURER B : ACE Property and Casualty Insurance Company</td> <td>20699</td> </tr> <tr> <td>INSURER C :</td> <td></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 : Safety National Casualty Corporation	15105	INSURER B : ACE Property and Casualty Insurance Company	20699	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER D :																	
INSURER E :																	
INSURER F :																	

COVERAGES Main NI COI's **CERTIFICATE NUMBER:** 16741150 **REVISION NUMBER:** XXXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADOL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pesticide & Herbicide <input checked="" type="checkbox"/> SIR \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJ <input checked="" type="checkbox"/> LOC OTHER:	Y	N	GL6676218	4/1/2024	4/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMPO AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	CA6676217	4/1/2024	4/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS MADE DED RETENTION \$	N	N	XOOG72569647 003	4/1/2024	4/1/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	LDS4066360	4/1/2024	4/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Artemis Lifestyles including all properties under management, it's affiliates, assigns and subsidiaries are included as additional insureds of the named insured with respect to general liability.

CERTIFICATE HOLDER

CANCELLATION See Attachments

<h1>SAMPLE</h1>	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
-----------------	---

Sample Certificate of Insurance



Attachment Code: D613185 Master ID: 1528310, Certificate ID: 16741150

List of Named Insureds

Yellowstone Parent, LP
EIk Intermediate Company I, Inc.
EIk Intermediate Company II, Inc.
EIk Buyer, Inc.
YLG Holdings, Inc.
Yellowstone Intermediate Holdings, Inc.
Yellowstone Landscape, Inc.
Yellowstone Landscape – Southeast, LLC
ALSW, LLC
Leaderscape – Palm Beach, LLC
Florida Landscape Consultants, LLC
Southeast Landscape Management Company, LLC
YLA - Midwest, LLC
Crawford Landscape Group, LLC
Acres Maintenance, LLC
Hayden Landscaping & Maintenance, LLC
Green-Up Landscape, LLC
Acres Enterprises, LLC
Yellowstone Landscape - Central, Inc
BLSW LLC
YLCSW, LLC
Texas Services, LLC
Native Land Design, LLC
Landscape USA- Austin, LLC
Ecoscape Solutions Group LLC
ELSW, LLC
Heads Up Landscape Contractors, LLC
Yellowstone Landscape West, LLC
SLM Holdings, LLC
Somerset Landscape LLC
Park Landscape LLC
Greener Pastures Landscaping LLC
Premier Sports Fields, LLC
Duke's Grounds Maintenance, LLC
Landscape Management Professionals, LLC
FKLT Properties, LLC
Arizona's Best Landscape Management
Bloom Florascapes, LLC
KCS Landscape Management, LLC
Premier Sports Fields, LLC
Moore Landscapes, LLC
O'Donnell's Landscape Service, LLC



EXPERIENCE & REFERENCES

Services for Public Sector Clients



We are proud to serve Public Sector clients across the South, and to be a part of some tremendously successful projects beautifying our local communities. **We understand the challenges that local governments and agencies face in managing their public green spaces.**

Public parks, trails, and streetscapes create unique opportunities to enrich the lives of your community's residents. Investing in professional landscape services delivers a consistently high-quality appearance, and does so at a lower cost than in-house grounds maintenance services.

Our professional landscaping services offered to Public Sector clients include award-winning

Landscape Design and Installation teams, ready to deliver beautiful landscape enhancements and installations. When we continue to maintain the project for you, we can even extend our normal warranty on installed plant materials.

We'll also work with you to identify any possible liabilities or hazards in your community's public spaces. With services like raising tree canopies and making sure drains are kept clear of debris, our Landscape Professionals partner with you to keep your residents safe from hazards. And, in case of a natural disaster or extreme weather event, our crews will be there to assist with clean up after the storms have passed.

FEATURED PROJECT

Creative Village for The City of Orlando



YELLOWSTONE
LANDSCAPE



LOCATION

Orlando, FL

CLIENT

The City of Orlando

PROPERTY TYPE

Mixed Use Development

SERVICES PROVIDED

Landscape Design
Landscape Enhancement
Landscape Maintenance

Creative Village is an Innovation District comprised of 68-acres of land owned by the City of Orlando. The City's goal for the project is to capitalize on the region's recent growth as a technology center, and is currently anchored by new construction for Electronic Arts, Valencia College, and the University of Central Florida.

Creative Village's Phase I development was completed in 2022, representing an approximately \$700 million investment in the area as the future hub of creativity and learning in downtown Orlando.

The project's landscape master plan is centered around Luminary Green Park, a 2.3-acre park that includes a 1-acre great lawn, feature trellis, and tree-lined promenade. Future plans for the development include community festivals and events hosted by the park.

Yellowstone Landscape was awarded the initial landscape maintenance and grounds services agreement for Creative Village, largely due to the developer's desire to see the area's landscape maintained at a resort-level quality with high attention to detail.

FEATURED PROJECT

Cumberland Community Improvement District



LOCATION
Atlanta, Georgia

CLIENT
Cumberland Community Improvement District

PROPERTY TYPE
Community Improvement

SERVICES PROVIDED
Landscape Design
Landscape Enhancement

The Cumberland Community Improvement District, is a public-private assessment district in northwest Atlanta and was the first such entity created in the state, in 1988. Since then, the CID has existed to enhance, support, and protect the significant commercial interests of businesses in the area.

Yellowstone Landscape was honored to have been selected as the landscape contractor for one of the CID's recent landscape enhancement and

beautification projects along US Highway 41, known locally as Cobb Parkway.

Yellowstone installed flowers, trees, ground covers, and other plant materials along the roadways and trails to help soften the appearance and beautify this important corridor in Cobb County's central business district.

The City of New Smyrna Beach



LOCATION

New Smyrna Beach, Florida

CLIENT

The City of New Smyrna Beach

PROPERTY TYPE

Local Government

SERVICES PROVIDED

- Landscape Design
- Landscape Enhancement
- Landscape Maintenance

When *The City of New Smyrna Beach* launched an initiative to promote more tourism to the city, it also requested solicitations from the area's professional landscape firms to improve and maintain the appearance of city rights of way, including major state and county highways.

Yellowstone Landscape was selected to supply these services to the city in 2015 with an initial contract for a 3 year term.

Included in the contract, The City of New Smyrna Beach identified a total of

8 separate areas, including a 2.2 mile, paved multi-use trail, and specified unique maintenance standards for each area, placing special emphasis on the City's gateway areas located just off of the I-95 exit ramps and a major intersection leading to the city's business district.

Since the initial award, Yellowstone Landscape's quality of work has led the city to award additional areas, including the city's highly visible downtown corridor and retail districts.

NeoCity



LOCATION

Orlando, FL

CLIENT

Osceola County, FL

PROPERTY TYPE

Mixed Use Development

SERVICES PROVIDED

- Landscape Design
- Landscape Enhancement
- Landscape Maintenance

NeoCity is a 500-acre development project spearheaded by the economic development leadership of Osceola County, Florida. This new technology district was inspired by a goal to create a community of collaboration between public and private interests, transforming the way residents and businesses “ideate, create, and innovate”.

The centerpiece of the first phase of development is NeoCity Academy. The STEM high school is the state’s first zero-energy school.

Upon opening in 2020, Yellowstone Landscape began providing comprehensive landscape management services to the district. The company’s services have expanded as the development matures, adding areas that turn over from construction to occupancy and public use.

NeoCity will eventually include 36 acres of structural landscape, 10 miles of roadways, over 2.5 miles of linear parks, and over 4 miles of bike lanes and walking trails.

Palms at Serenoa



LOCATION

Orlando, FL

CLIENT

Leland Management

PROPERTY TYPE

Master Planned Community

SERVICES PROVIDED

- Landscape Design
- Landscape Enhancement
- Landscape Maintenance

Palms at Serenoa is an 500+ home gated community located in the scenic hills of Clermont, Florida, just outside of Orlando. The area of central Florida is known for its rolling, green landscape and its clear natural lakes. Palms at Serenoa is an active adult lifestyle community that offers its residents a carefree, low maintenance resort lifestyle, which includes comprehensive lawn care and landscape maintenance services to their common areas and homes.

The center of the community is the

Serenoa Club, an expansive clubhouse with fitness center, event space, and meeting rooms for residents to gather. Outside, the Club features a resort style pool, outdoor kitchen, racquet sport courts and walking trails throughout more than 16 acres of natural areas.

Yellowstone Landscape’s experience with other large-scale master planned communities led to the board’s decision to partner with the company to provide full landscape maintenance services to the community and residents, in 2022.

Reunion Resort & Club



LOCATION
Orlando, Florida

CLIENT
Salamander Hotels & Resorts, GMS,
Aegis Community Management

PROPERTY TYPE
Resort Community

SERVICES PROVIDED
Landscape Design
Landscape Installation
Landscape Maintenance

Reunion Resort & Club is a 2,300-acre master-planned resort community located in Orlando, Florida.

Reunion is proud to be the only resort community in the world that offers three signature golf courses, designed by golf legends: Jack Nicklaus, Arnold Palmer and Tom Watson.

Reunion's Linear Park, a popular wedding venue, includes structured planting beds and majestic oaks. The five-acre water park, another popular area of the resort, brims with colorful, tropical plants.

Since design and installation began, Yellowstone Landscape has been Reunion's exclusive professional landscape service partner.

The resort community's landscape maintenance areas include over 800,000 square feet of ornamental beds in addition to the acres of manicured turf, 3,000 trees and over 500 palms.

The resort's active special event schedule requires constant coordination between service teams and Reunion's various property management entities.

References

At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.

Project Name: Reunion East and Reunion West CDDs
Client Since: 2008
Services Provided: Landscape Design & Installation, Landscape Maintenance
Client Contact Information: Alan Scheerer, *Field Operations Manager*
407.398.2890
ascheerer@gmscfl.com

Project Name: NeoCity- Osceola County
Client Since: 2021
Services Provided: Landscape Maintenance and Landscape Enhancements
Client Contact Information: Forrest Osborne, *Mowing & Landscaping Supervisor*
407.908.1843
Forrest.osborne@osceola.org

Project Name: Dowden West CDD
Client Since: 2019
Services Provided: Landscape Design & Installation, Landscape Maintenance
Client Contact Information: Alan Scheerer, *Field Operations Manager*
407.398.2890
ascheerer@gmscfl.com

References

Project Name: Hills of Minneola CDD
Client Since: 2022
Services Provided: Common Area Mowing, Detailing, Fertilization, and Irrigation
Client Contact Information: Mark Hills, *Property Manager*
811 Mabbette Street, Kissimmee, FL 34741
407.847.2280
info@myhoasolution.com

Project Name: City of Orlando ROW
Client Since: 2020
Services Provided: Landscape Maintenance, Landscape Design & Installation
Client Contact Information: Stephen Bailiff, *Right of Way Supervisor*
407.246.2494
stephen.bailiff@cityoforlando.net

Project Name: Creative Village, City of Orlando
Client Since: 2020
Services Provided: Landscape Maintenance, Landscape Design & Installation
Client Contact Information: Martin Hudson, *Urban Project Manager*
407.246.3242
martin.hudson@cityoforlando.net

Live Oak Lake CDD



STARTUP PLAN

Startup Plan – Live Oak Lake CDD

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving. We've divided the tasks over the first 30, 60, and 90 days of service in order to provide you with a tool to monitor and measure our team's performance as we begin our partnership as your landscape maintenance service partner.

First 30 Days

- Complete an irrigation audit of the entire system
- Present irrigation deficiencies with plan for corrections
- Begin maintenance – mowing, blowing, and edging
- Spend significant amount of time cleaning up the areas that have been neglected (sidewalk mowing & edging, weeding beds, and redefining landscape bed-lines)
- Spot treat weeds in turf areas to be reclaimed
- Continue weed control in planting beds
- Apply fertilizer to struggling shrubs on the property
- Begin insect and disease program on all plant material
- Perform first turf fertilizer application
- Walk Property with Property Manager to identify other areas of concern

Days 31-60

- Walk property with Property Manager to evaluate improvements
- Evaluate our “Approach to Services” and make any necessary adjustments
- Continue irrigation maintenance and inspections
- Continue routine maintenance – mowing, blowing, and edging
- Retreat turf weeds
- Continue herbicide applications throughout property for weed control in landscape beds
- Monitor and treat insect and disease problems in plant material throughout property
- Discuss options to improve “curb appeal” in high profile areas

Days 61-90

- Walk property with Property Manager to evaluate improvements
- Assess results from actions taken in 30-day and 60-day plans.
- Continue irrigation maintenance/inspections
- Continue turf weed applications as needed
- Monitor and treat insect and disease problems in plant material throughout property
- Continue routine maintenance – mowing, blowing, and edging



407.396.0529 tel
407.396.2023 fax

1773 Business Center Lane
Kissimmee, FL 34758

www.yellowstonelandscape.com

September 20, 2024

Jarett Wright, Field Manager
219 E. Livingston Street
Orlando, FL 32801
407-841-5524

Re: Approach to Landscape Maintenance Services for Live Oak Lake CDD

Dear Mr. Wright and Board,

In the following document we will break down our landscape approach to services for Live Oak Lake CDD. We want you to understand how our crews work, who is responsible for what within our company, and how we will service the areas identified within the RFP. Yellowstone Landscape's extensive experience in production planning allows our teams to develop a program that will ensure that all tasks outlined in the RFP will be performed timely and consistently. All the tasks and teams will be managed by our account manager who will be your main point of contact within Yellowstone Landscape. This account manager will make sure outstanding quality and customer service are delivered.

1. Project Approach Breakdown
 - a. Mow/detail team – During the growing season, a team of 4 crew members will on onsite 3 days per week, to service Live Oak Lake CDD. Crew size could vary to balance workload depending on the season and status of installation for future areas. At the end of the day, we are a quality-based company and will always do what is right to create a successful partnership with your team.
 - i. Mowing (St. Augustine & Irrigated Bahia- 42x/year, Unirrigated Bahia- 32x/year)
 1. Mowing, edging, string trimming, and blowing off all turf and hardscape areas.
 - a. 60" and 72" riding mowers will be utilized to perform mowing functions.
 - b. String trimming of all signs, obstacles, and pond banks where mowers cannot access will be done on each visit when needed.
 - c. Litter removal
 - ii. Detail/Pruning/Weed Control (18x/year)
 1. Hand-pruning and shearing
 2. Hand-pulling of weeds
 3. Non-selective weed control with Round-Up
 - a. All our account managers, crew leaders, and crew leads have spray licenses.
 4. Blowing off property after trimming
 5. Litter removal
 6. Ornamental grasses to be cut-back 1x/year.
 - b. Tree & Palm Tree Trimming
 - i. All trees and palms under 15' will be pruned during the monthly detail rotations.

- ii. Date and washingtonia palms will be pruned twice per year. Trees and all other palms over 15' will be pruned once per year.
 - iii. A separate arbor crew will be utilized to trim all palms over 15'.
 - iv. Crape Myrtles will be lightly pruned once per year.
- c. Fertilization Services (Turf- 4x/year, Shrubs- 3x/year)
 - i. All applications will be applied by a certified technician and monthly reports will be supplied after completion.
 - ii. All turf, shrubs, trees, and palms will be treated during the months outlined in RFP scope of work.
 - iii. Turf and shrubs will be monitored for any disease or insect issues and will be treated accordingly.
 - iv. An Integrated Pest Management program will be always followed.
- d. Irrigation System Maintenance (12x/year)
 - i. Locations will be inspected monthly by a trained irrigation professional. ¼ of the irrigation system will be inspected each week.
 - ii. Inspections will include locating broken and damaged parts and valves, testing clocks, adjusting programs, adjusting pop-up and rotors for water coverage, and cutting around pop-ups that are restricted due to grass covering them.
 - iii. Client will be informed of all large irrigation breaks and repairs.
- e. Mulching (2x/year, when approved by Client)
 - i. Mulch will be installed in all landscape beds areas and tree rings.
- f. Account Manager
 - i. Full-time manager who will supervise and oversee all aspects of maintenance by our crew members.
 - ii. Main point of contact
 - iii. Will communicate any issues with the property and any scheduling conflicts.
 1. We are utilizing a tool called Site Audit which we can take pictures, make notes, and assign tasks to specific people within our company. It has been a highly effective tool and our customers are raving how much this improves communication and takes a pro-active approach.
 2. Account managers meet weekly with our branch manager to go over scheduling and adjustments that may be needed. We work together as a team to make sure our customers receive the best service and that our crews stay on task.
 - iv. Will provide weekly checklist of maintenance activities completed.

Please let us know if you have any questions about our scope of services or landscape approach. We are very excited about the potential opportunity!

Sincerely,

Pete Wittman
 Branch Manager
 Yellowstone Landscape
 pwittman@yellowstonelandscape.com
 407-319-8298

Live Oak Lake CDD

St. Cloud, Fl.



Live Oak Lake CDD



PRICING SUMMARIES

Live Oak Lake CDD Landscape Fee Summary

Contractor: Yellowstone Landscape- Southeast, LLC
 Address: 1773 Business Center Lane, Kissimmee, FL 34758

Phone: (407) 396-0529
 Fax: (407) 396-2023
 Contact: Nicole Ailes
 Email: nailes@yellowstonelandscape.com

Property: Live Oak Lake CDD
 Address: 219 E. Livingston St.
 Orlando,
 Florida,
 32801
 Phone: 407-750-3599
 Contact: JWright@gmscf.com
 Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	18,193	18,193	18,193	18,193	18,193	18,193	18,193	18,193	18,193	18,193	18,193	18,193	\$218,316
TURF CARE (Schedule B) Bahia/St Augustine Fert	1,489	1,489	1,489	1,489	1,489	1,489	1,489	1,489	1,489	1,489	1,489	1,489	\$17,868
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert	693	693	693	693	693	693	693	693	693	693	693	693	\$8,316
BED DRESSING - Estimate mulch yds (Schedule E - B.) <i>Per Yard Pricing: \$54.44</i>					13,356 <i>250 CY</i>						8,016 <i>150 CY</i>		\$21,372
PALM TRIMMING (Schedule E - C.) <i>Per Palm Price: \$62-\$172</i>						6,128		9,636				6,128	\$21,892
ANNUAL CHANGES - None at this time (Schedule E - A.) <i>Per Annual Pricing: \$2.25</i>	0	0	0	0	0	0	0	0	0	0	0	0	\$0
IRRIGATION MAINT. (Schedule D)	957	957	957	957	957	957	957	957	957	957	957	957	\$11,484
TOTAL FEE PER MONTH:	\$21,332	\$21,332	\$21,332	\$21,332	\$34,688	\$27,460	\$21,332	\$30,968	\$21,332	\$21,332	\$29,348	\$27,460	\$299,248

Flat Fee Schedule	\$24,937	\$24,937	\$24,937	\$24,937	\$24,937	\$24,937	\$24,937	\$24,937	\$24,937	\$24,937	\$24,937	\$24,937	\$24,937	\$299,248
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$255,984
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Extra Services Annual Changes, Palm Pruning, Mulch	\$43,264
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TOTAL	\$299,248.00
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SECTION D

SECTION 1

LIVE OAK LAKE

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

November 6, 2024

GENERAL FUND

Date	Check Numbers	Amount
09/06/24	566-574	\$32,299.03
09/15/24	575-577	\$6,147.51
10/16/24	578-590	\$46,234.76
10/17/24	591-593	\$6,980.13
Total		\$91,661.43

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/06/24	00036	8/30/24 00103509	202408 320-53800-46801	SVCS-08/24 CLARKE ENVIRONMENTAL MOSQUITO	*	2,130.71	2,130.71 000566
9/06/24	00006	8/30/24 22419045	202407 310-51300-31100	SVCS THRU 07/26/24 8/30/24 22419046 202407 320-53800-46300 SVCS THRU 07/26/24 DEWBERRY ENGINEERS INC.	*	1,212.50	4,412.50 000567
9/06/24	00007	8/26/24 24773	202409 300-15500-10000	RENEW POLICY FY2025 EGIS INSURANCE ADVISORS, LLC	*	10,551.00	10,551.00 000568
9/06/24	00010	8/20/24 85962503	202408 310-51300-42000	DELIVERIES THRU 08/15/24 FEDEX	*	46.47	46.47 000569
9/06/24	00030	9/03/24 27717-24	202409 320-53800-35000	MGMT FEES-09/24 IRRIGATION MANAGEMENT CONSULTING	*	500.00	500.00 000570
9/06/24	00024	8/31/24 281257	202408 320-53800-46205	SVCS-08/24 POND WASH OUT JUNIPER LANDSCAPING OF FLORIDA, LLC	*	1,647.33	1,647.33 000571
9/06/24	00033	8/30/24 3440121	202407 310-51300-31500	SVCS-07/24 8/30/24 3440123 202407 300-13100-10000 SVCS-07/24 8/30/24 3440123 202407 310-51300-31500 SVCS-07/24 8/30/24 3440123 202407 300-20700-10000 SVCS-07/24 KUTAK ROCK LLP	*	3,574.00	8,543.00 000572
9/06/24	00018	8/25/24 09887407	202408 310-51300-48000	LEGAL AD# OSC98874075 ORLANDO SENTINEL	*	204.43	204.43 000573
9/06/24	00032	9/01/24 PSI10279	202409 320-53800-46800	MAINT-09/24 9/01/24 PSI10559 202409 320-53800-46800 MAINT-09/24 SOLITUDE LAKE MANAGEMENT	*	2,789.59	4,263.59 000574

LOKS LIVE OAK LAKES SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/15/24	00035	8/14/24 02232634	202408 320-53800-43000	SERVICE THRU 8/12/2024	*	53.15	
				ORLANDO UTILITIES COMMISSION			53.15 000575
9/15/24	00037	8/21/24 62619-08	202408 320-53800-43100	SERVICE THRU 8/12/2024	*	2,717.51	
				TOHO WATER AUTHORITY			2,717.51 000576
9/15/24	00037	8/21/24 62746-08	202408 320-53800-43100	SERVICE THRU 8/12/2024	*	3,376.85	
				TOHO WATER AUTHORITY			3,376.85 000577
10/16/24	00036	9/24/24 00103534	202409 320-53800-46801	SVCS 09/24	*	2,963.75	
				CLARKE ENVIRONMENTAL MOSQUITO			2,963.75 000578
10/16/24	00006	9/27/24 22422451	202408 310-51300-31100	SVCS THRU 07/27/-08/30/24	*	1,532.50	
				DEWBERRY ENGINEERS INC.			1,532.50 000579
10/16/24	00010	9/03/24 86102136	202408 310-51300-42000	DELIVERY THRU 08/29/24	*	84.74	
		9/17/24 86232376	202409 310-51300-42000	DELIVERY THRU 09/06/24	*	46.58	
		10/01/24 86373015	202409 310-51300-42000	DELIVERY THRU 09/24/24	*	72.77	
		10/08/24 96828612	202409 310-51300-42000	SVCS 09/24	*	6.78	
				FEDEX			210.87 000580
10/16/24	00044	10/01/24 91226	202410 310-51300-54000	ANNUAL FEES 10/24	*	175.00	
				FLORIDACOMMERCE			175.00 000581
10/16/24	00001	8/31/24 115	202408 320-53800-46000	GENERAL MAINT 08/24	*	300.00	
		9/01/24 109	202409 310-51300-34000	MGMT FEE 09/24	*	3,215.67	
		9/01/24 109	202409 310-51300-35101	WEBSITE ADMIN 09/24	*	129.42	
		9/01/24 109	202409 310-51300-31300	DISSEMINATION AGENT SVCS	*	416.67	
		9/01/24 109	202409 310-51300-51000	OFFICE SUPPLIES 09/24	*	.42	
		9/01/24 109	202409 310-51300-42000	POSTAGE 09/24	*	9.31	

LOKS LIVE OAK LAKES SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/01/24		109	202409 310-51300-42500		*	22.95		
		COPIES 09/24						
9/01/24		110	202409 320-53800-34000		*	1,312.50		
		FIELD MGMT 09/24						
9/15/24		113	202410 310-51300-31700		*	5,250.00		
		ASSESSMENT ROLL CERT FY25						
10/01/24		117	202410 310-51300-34000		*	3,541.67		
		MGMT FEE 10/24						
10/01/24		117	202410 310-51300-35101		*	105.00		
		WEBSITE ADMIN 10/24						
10/01/24		117	202410 310-51300-35100		*	157.50		
		INFO TECH 10/24						
10/01/24		117	202410 310-51300-31300		*	437.50		
		DISSEMINATION AGENT SVCS						
10/01/24		117	202410 310-51300-51000		*	.15		
		OFFICE SUPPLIES 10/24						
10/01/24		117	202410 310-51300-42000		*	1.50		
		POSTAGE 10/24						
10/01/24		117	202410 310-51300-42500		*	17.55		
		COPIES 10/24						
10/01/24		118	202410 320-53800-34000		*	1,378.17		
		FIELD MGMT 10/24						
10/01/24		118	202410 310-51300-44000		*	49.34		
		AMERICAN EXPRESS STATMENT						
GMS-CENTRAL FLORIDA, LLC							16,345.32	000582
10/16/24	00030	10/01/24	27717-25 202410 320-53800-35000		*	500.00		
		MGMT FEE 10/24						
IRRIGATION MANAGEMENT CONSULTING							500.00	000583
10/16/24	00033	9/27/24	3454163 202408 310-51300-31500		*	3,045.57		
		SVCS 08/24						
		9/27/24	3454164 202408 300-13100-10000		*	3,761.35		
		SVCS 08/24						
		9/27/24	3454164 202408 310-51300-31500		*	3,761.35		
		SVCS 08/24						
		9/27/24	3454164 202408 300-20700-10000		*	3,761.35-		
		SVCS 08/24						
KUTAK ROCK LLP							6,806.92	000584
10/16/24	00017	9/12/24	003498 202409 310-51300-31600		*	500.00		
		ARBITRAGE SERIES 2016						
LLS TAX SOLUTIONS INC.							500.00	000585
10/16/24	00015	10/01/24	10012024 202408 320-53800-43001		*	3,848.09		
		REIMB-08/12/24						

LOKS LIVE OAK LAKES SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/01/24		10012024	202408 320-53800-43001		*	3,841.72	
		REIMB-09/12/24		NARCOOSSEE LAND VENTURES, LLC			7,689.81 000586
10/16/24	00018	9/06/24	09970552 202409 310-51300-48000		*	286.93	
			LEGAL AD #99705520				
		9/13/24	10038693 202409 310-51300-48000		*	669.44	
			LEGAL AD #100386939	ORLANDO SENTINEL			956.37 000587
10/16/24	00032	10/01/24	PSI11034 202410 320-53800-46800		*	2,789.59	
			ANNUAL MAINT 10/24				
		10/01/24	PSI11311 202410 320-53800-46800		*	1,474.00	
			ANNUAL MAINT 10/24	SOLITUDE LAKE MANAGEMENT			4,263.59 000588
10/16/24	00043	8/06/24	240709-4 202408 320-53800-49100		*	250.00	
			APPLICATION #240709-44640	SOUTH FLORIDA WATER MANAGEMENT			250.00 000589
10/16/24	00005	9/25/24	7484938 202410 310-51300-32300		*	4,040.63	
			ADMIN FEE 9/01/24-8/31/25	US BANK			4,040.63 000590
10/17/24	00035	9/16/24	02232634 202409 320-53800-43000		*	53.27	
			SERVICE THRU 09/12/2024	ORLANDO UTILITIES COMMISSION			53.27 000591
10/17/24	00037	9/18/24	62619-09 202409 320-53800-43100		*	4,668.89	
			SERVICE THRU 09/12/2024	TOHO WATER AUTHORITY			4,668.89 000592
10/17/24	00037	9/18/24	62746-09 202409 320-53800-43100		*	2,257.97	
			SERVICE THRU 09/12/2024	TOHO WATER AUTHORITY			2,257.97 000593
TOTAL FOR BANK B						91,661.43	
TOTAL FOR REGISTER						91,661.43	

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

\$339,102.80	\$1,014,925.00	\$34,850.00	\$1,388,877.80
FY 2024	FY 2024	FY 2024	TOTAL
.36300.10000	.36300.10000	.36300.10000	
24.42%	73.08%	2.51%	100.00%

O&M Portion	16 DSF Portion	20 DSF Portion	Total
\$2,281.08	\$6,827.20	\$234.43	\$9,342.71
\$44,039.03	\$131,807.57	\$4,525.94	\$180,372.55
\$204,881.03	\$613,203.07	\$21,055.87	\$839,139.97
\$46,762.92	\$139,960.10	\$4,805.88	\$191,528.90
\$1,382.64	\$4,138.19	\$142.10	\$5,662.92
\$7,361.57	\$22,032.96	\$756.56	\$30,151.08
\$323.69	\$968.79	\$33.27	\$1,325.75
\$2,645.68	\$7,918.44	\$271.90	\$10,836.02
\$100.01	\$299.32	\$10.28	\$409.60
\$2,169.30	\$6,492.64	\$222.94	\$8,884.88
\$3,298.79	\$9,873.20	\$339.02	\$13,511.01
\$1,528.48	\$4,574.70	\$157.08	\$6,260.26
\$22.56	\$67.53	\$2.32	\$92.41
\$982.74	\$2,941.31	\$101.00	\$4,025.03
\$982.74	\$2,941.30	\$101.00	\$4,025.03
\$1,207.17	\$3,613.03	\$124.06	\$4,944.26
\$7.10	\$21.26	\$0.73	\$29.10
\$319,976.52	\$957,680.60	\$32,884.37	\$1,310,541.49

318756.63	GROSS 100.00%
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\$132,121.97	\$1,018,275.00	\$1,150,396.97
FY 2024	FY 2024	TOTAL
.36300.10100	.36300.10100	
11.48%	88.52%	

DUE DATE	DATE	BILLED AMOUNT	AMOUNT RECEIVED	NET RECEIPTS	O&M	DSF Portion	Total
10/15/23	10/11/23	\$29,123.38	\$29,123.38	\$29,123.38	\$29,123.38	\$0.00	\$29,123.38
10/15/23	11/6/23	\$13,102.80	\$13,102.80	\$13,102.80	\$13,102.80	\$0.00	\$13,102.80
1/1/24	12/27/23	\$28,266.81	\$28,266.81	\$28,266.81	\$28,266.81	\$0.00	\$28,266.81
1/1/24	11/6/23	\$12,717.42	\$12,717.42	\$12,717.42	\$12,717.42	\$0.00	\$12,717.42
3/1/24	2/23/24	\$28,266.81	\$28,266.81	\$28,266.81	\$28,266.81	\$0.00	\$28,266.81
3/1/24	11/6/23	\$12,717.42	\$12,717.42	\$12,717.42	\$12,717.42	\$0.00	\$12,717.42
4/1/24	3/19/24	\$567,071.92	\$567,071.92	\$567,071.92	\$0.00	\$567,071.92	\$567,071.92
4/1/24	11/6/23	\$74,237.68	\$74,237.68	\$74,237.68	\$0.00	\$74,237.68	\$74,237.68
10/1/24	9/18/24	\$279,304.08	\$279,304.08	\$279,304.08	\$0.00	\$279,304.08	\$279,304.08
10/1/24	11/6/23	\$36,564.83	\$36,564.83	\$36,564.83	\$0.00	\$36,564.83	\$36,564.83
TOTAL		\$1,081,373.15	\$1,081,373.15	\$1,081,373.15	\$124,194.64	\$957,178.51	\$1,081,373.15

	GROSS AMOUNT ASSESSED	TAX COLLECTOR RECEIVED	DIRECT RECEIVED	TOTAL COLLECTED	NET PERCENTAGE COLLECTED
O & M	\$471,224.77	\$319,976.52	\$124,194.64	\$444,171.16	94.26%
DEBT SERVICE	\$2,068,050.00	\$957,680.60	\$957,178.51	\$1,914,859.11	92.59%
TOTAL	\$2,539,274.77	\$1,277,657.12	\$1,081,373.15	\$2,359,030.27	

ASSESSMENTS - TAX COLLECTOR			
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SECTION 2

Live Oak Lake
Community Development District

Unaudited Financial Reporting
September 30, 2024



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Live Oak Lake
Community Development District
Combined Balance Sheet
September 30, 2024

	<i>General Fund</i>	<i>Impact Fee Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 97,705	\$ 104,541	\$ -	\$ -	\$ 202,246
Assessments Receivable	\$ -	\$ -	\$ 279,304	\$ -	\$ 279,304
Due from Impact Fee Fund	\$ 38,773	\$ -	\$ -	\$ -	\$ 38,773
Due from Developer	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
Due from General Fund	\$ -	\$ -	\$ 10,190	\$ -	\$ 10,190
Prepaid Expenses	\$ 10,551	\$ -	\$ -	\$ -	\$ 10,551
Deposits	\$ 480	\$ -	\$ -	\$ -	\$ 480
Investments:					
Bank United	\$ 18,041	\$ -	\$ -	\$ -	\$ 18,041
Series 2016					
Reserve	\$ -	\$ -	\$ 953,675	\$ -	\$ 953,675
Revenue	\$ -	\$ -	\$ 499,448	\$ -	\$ 499,448
Prepayment	\$ -	\$ -	\$ 14,992	\$ -	\$ 14,992
Construction	\$ -	\$ -	\$ -	\$ 275	\$ 275
Series 2020					
Reserve	\$ -	\$ -	\$ 989,553	\$ -	\$ 989,553
Revenue	\$ -	\$ -	\$ 173,315	\$ -	\$ 173,315
Construction	\$ -	\$ -	\$ -	\$ 89	\$ 89
Total Assets	\$ 315,550	\$ 104,541	\$ 2,920,478	\$ 364	\$ 3,340,933
Liabilities:					
Accounts Payable	\$ 169,234	\$ -	\$ -	\$ -	\$ 169,234
Due to Debt Service	\$ 10,190	\$ -	\$ -	\$ -	\$ 10,190
Due to General Fund	\$ -	\$ 38,773	\$ -	\$ -	\$ 38,773
Total Liabilities	\$ 179,424	\$ 38,773	\$ -	\$ -	\$ 218,197
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 480	\$ -	\$ -	\$ -	\$ 480
Restricted for:					
Impact Fee	\$ -	\$ 65,768	\$ -	\$ -	\$ 65,768
Debt Service - Series 2016	\$ -	\$ -	\$ 1,478,305	\$ -	\$ 1,478,305
Debt Service - Series 2020	\$ -	\$ -	\$ 1,442,173	\$ -	\$ 1,442,173
Capital Projects - Series 2016	\$ -	\$ -	\$ -	\$ 275	\$ 275
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 89	\$ 89
Unassigned	\$ 135,646	\$ -	\$ -	\$ -	\$ 135,646
Total Fund Balances	\$ 136,126	\$ 65,768	\$ 2,920,478	\$ 364	\$ 3,122,736
Total Liabilities & Fund Balance	\$ 315,550	\$ 104,541	\$ 2,920,478	\$ 364	\$ 3,340,933

Live Oak Lake

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Collector (Net)	\$ 318,757	\$ 318,757	\$ 319,977	\$ 1,220
Assessments - Off Roll (Unplatted)	\$ 124,193	\$ 124,195	\$ 124,195	\$ -
Developer Deficit Funding	\$ 258,041	\$ 258,041	\$ 150,000	\$ (108,041)
Interest Income	\$ -	\$ -	\$ 874	\$ 874
Total Revenues	\$ 700,990	\$ 700,992	\$ 595,045	\$ (105,947)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 9,600	\$ 9,600	\$ 3,000	\$ 6,600
FICA Expense	\$ 734	\$ 734	\$ 230	\$ 505
Engineering	\$ 15,000	\$ 15,000	\$ 11,685	\$ 3,315
Dissemination	\$ 5,000	\$ 5,000	\$ 5,100	\$ (100)
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Property Appraiser	\$ 600	\$ 600	\$ 980	\$ (380)
Arbitrage	\$ 1,150	\$ 1,150	\$ 1,000	\$ 150
Attorney	\$ 30,000	\$ 30,000	\$ 23,762	\$ 6,238
Annual Audit	\$ 5,100	\$ 5,100	\$ 5,100	\$ -
Trustee Fees	\$ 8,100	\$ 8,100	\$ 8,081	\$ 19
Management Fees	\$ 38,588	\$ 38,588	\$ 38,588	\$ (0)
Postage & Delivery	\$ 1,450	\$ 1,450	\$ 1,388	\$ 62
Copies	\$ 250	\$ 250	\$ 146	\$ 104
Insurance	\$ 6,426	\$ 6,426	\$ 6,076	\$ 350
Legal Advertising	\$ 2,500	\$ 2,500	\$ 2,376	\$ 124
Other Current Charges	\$ 350	\$ 350	\$ 30	\$ 320
Office Supplies	\$ 100	\$ 100	\$ 4	\$ 96
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Website Hosting/Compliance	\$ 1,553	\$ 1,553	\$ 1,423	\$ 129
Total General & Administrative	\$ 131,676	\$ 131,676	\$ 114,144	\$ 17,532

Live Oak Lake

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Field Management	\$ 15,750	\$ 15,750	\$ 15,750	\$ -
Property Insurance	\$ 5,000	\$ 5,000	\$ 3,879	\$ 1,121
Aquatic Control	\$ 40,584	\$ 40,584	\$ 54,199	\$ (13,615)
Mitigation Maintenance	\$ 7,100	\$ 7,100	\$ 4,895	\$ 2,205
Midge Management	\$ 25,000	\$ 25,000	\$ 17,488	\$ 7,512
Contingency	\$ 15,000	\$ 15,000	\$ 250	\$ 14,750
Landscape Maintenance	\$ 286,000	\$ 286,000	\$ 271,029	\$ 14,971
Landscaping Replacements	\$ 50,000	\$ 50,000	\$ 107,327	\$ (57,327)
Pond Fountain Maintenance	\$ 15,000	\$ 15,000	\$ 3,583	\$ 11,417
Irrigation Consultant Services	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Irrigation Repairs	\$ 15,000	\$ 15,000	\$ 18,681	\$ (3,681)
General Repairs and Maintenance	\$ 15,000	\$ 15,000	\$ 3,904	\$ 11,096
Electricity-Street Lights	\$ 43,694	\$ 43,694	\$ 44,355	\$ (660)
Water-Irrigation	\$ 64,182	\$ 64,182	\$ 57,093	\$ 7,089
Capital Reserve	\$ 18,250	\$ 18,250	\$ -	\$ 18,250
Subtotal Field Expenditures	\$ 621,560	\$ 621,560	\$ 608,432	\$ 13,128
Total Operations & Maintenance	\$ 621,560	\$ 621,560	\$ 608,432	\$ 13,128
Total Expenditures	\$ 753,236	\$ 753,236	\$ 722,576	\$ 30,660
Excess (Deficiency) of Revenues over Expenditures	\$ (52,245)		\$ (127,531)	
Net Change in Fund Balance	\$ (52,245)		\$ (127,531)	
Fund Balance - Beginning	\$ 52,245		\$ 263,657	
Fund Balance - Ending	\$ 0		\$ 136,126	

Live Oak Lake

Community Development District

Impact Fee Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Impact Fees	\$ -	\$ -	\$ 74,928	\$ 74,928
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ 74,928	\$ 74,928
Expenditures:				
Stormwater	\$ -	\$ -	\$ 90,712	\$ (90,712)
Total Expenditures	\$ -	\$ -	\$ 90,712	\$ (90,712)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (15,784)	
Net Change in Fund Balance	\$ -		\$ (15,784)	
Fund Balance - Beginning	\$ -		\$ 81,552	
Fund Balance - Ending	\$ -		\$ 65,768	

Live Oak Lake

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 954,993	\$ 954,993	\$ 957,681	\$ 2,688
Assessments - Prepayments	\$ -	\$ -	\$ 13,642	\$ 13,642
Interest	\$ 5,000	\$ 5,000	\$ 71,186	\$ 66,186
Total Revenues	\$ 959,993	\$ 959,993	\$ 1,042,508	\$ 82,515
Expenditures:				
Interest - 11/1	\$ 316,763	\$ 316,763	\$ 316,763	\$ -
Special Call - 11/1	\$ 15,000	\$ 15,000	\$ 20,000	\$ (5,000)
Principal - 5/1	\$ 325,000	\$ 325,000	\$ 325,000	\$ -
Interest - 5/1	\$ 316,763	\$ 316,763	\$ 316,303	\$ 459
Total Expenditures	\$ 973,525	\$ 973,525	\$ 978,066	\$ (4,541)
Excess (Deficiency) of Revenues over Expenditures	\$ (13,532)		\$ 64,443	
Net Change in Fund Balance	\$ (13,532)		\$ 64,443	
Fund Balance - Beginning	\$ 439,975		\$ 1,413,862	
Fund Balance - Ending	\$ 426,443		\$ 1,478,305	

Live Oak Lake

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 32,759	\$ 32,759	\$ 32,884	\$ 125
Assessments - Direct	\$ 957,179	\$ 957,179	\$ 957,179	\$ 0
Interest	\$ 5,000	\$ 5,000	\$ 55,573	\$ 50,573
Total Revenues	\$ 994,938	\$ 994,938	\$ 1,045,636	\$ 50,698
Expenditures:				
Interest - 11/1	\$ 344,659	\$ 344,659	\$ 344,659	\$ (0)
Principal - 5/1	\$ 305,000	\$ 305,000	\$ 305,000	\$ -
Interest - 5/1	\$ 344,659	\$ 344,659	\$ 344,659	\$ (0)
Total Expenditures	\$ 994,319	\$ 994,319	\$ 994,319	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 619		\$ 51,317	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 4	\$ 4
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4	\$ 4
Net Change in Fund Balance	\$ 619		\$ 51,321	
Fund Balance - Beginning	\$ 392,631		\$ 1,390,852	
Fund Balance - Ending	\$ 393,250		\$ 1,442,173	

Live Oak Lake

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 12	\$ 12
Total Revenues	\$ -	\$ -	\$ 12	\$ 12
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 12	
Net Change in Fund Balance	\$ -		\$ 12	
Fund Balance - Beginning	\$ -		\$ 263	
Fund Balance - Ending	\$ -		\$ 275	

Live Oak Lake

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 4	\$ 4
Total Revenues	\$ -	\$ -	\$ 4	\$ 4
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 4	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (4)	\$ (4)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4)	\$ (4)
Net Change in Fund Balance	\$ -	\$ -	\$ (0)	
Fund Balance - Beginning	\$ -		\$ 89	
Fund Balance - Ending	\$ -		\$ 89	

Live Oak Lake
Community Development District
 Month to Month
 FY 2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Total
Revenues:													
Assessments - Tax Collector (Net)	\$ -	\$ 46,320	\$ 251,644	\$ 9,068	\$ 2,746	\$ 2,169	\$ 4,850	\$ 983	\$ 2,190	\$ 7	\$ -	\$ -	\$ 319,977
Assessments - Off Roll (Unplatted)	\$ 29,123	\$ -	\$ 66,804	\$ -	\$ 28,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,195
Developer Deficit Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
Interest Income	\$ 39	\$ 71	\$ 74	\$ 74	\$ 70	\$ 75	\$ 73	\$ 102	\$ 73	\$ 76	\$ 76	\$ 71	\$ 874
Total Revenues	\$ 29,162	\$ 46,391	\$ 318,522	\$ 9,142	\$ 31,082	\$ 2,244	\$ 4,922	\$ 1,085	\$ 2,263	\$ 83	\$ 76	\$ 150,071	\$ 595,045
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ 600	\$ 600	\$ 3,000
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ 46	\$ 46	\$ -	\$ 46	\$ 46	\$ 230
Engineering	\$ -	\$ -	\$ 63	\$ 368	\$ 2,193	\$ 1,038	\$ 688	\$ 2,140	\$ 1,563	\$ 1,213	\$ 1,533	\$ 890	\$ 11,685
Dissemination	\$ 517	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 5,100
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 980	\$ -	\$ 980
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 1,000
Attorney	\$ 870	\$ -	\$ 673	\$ 1,291	\$ 1,754	\$ 3,977	\$ 1,618	\$ 2,380	\$ 4,582	\$ 3,574	\$ 3,046	\$ -	\$ 23,762
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 2,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Trustee Fees	\$ 4,041	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,081
Management Fees	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 38,588
Postage & Delivery	\$ 82	\$ 58	\$ 217	\$ 159	\$ 56	\$ 106	\$ 108	\$ 143	\$ 80	\$ 105	\$ 138	\$ 135	\$ 1,388
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33	\$ -	\$ 4	\$ 69	\$ 18	\$ -	\$ 23	\$ 146
Insurance	\$ 6,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,076
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583	\$ -	\$ -	\$ 632	\$ 204	\$ 956	\$ 2,376
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ 30
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Website Hosting/Compliance	\$ 388	\$ -	\$ -	\$ 388	\$ -	\$ -	\$ -	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ 1,423
Total Administrative	\$ 20,365	\$ 7,732	\$ 4,585	\$ 5,837	\$ 11,281	\$ 11,387	\$ 6,629	\$ 9,074	\$ 10,701	\$ 9,333	\$ 10,308	\$ 6,913	\$ 114,144

Live Oak Lake
Community Development District
 Month to Month
 FY 2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 15,750
Property Insurance	\$ 3,879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,879
Aquatic Control	\$ 4,156	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 4,264	\$ 7,407	\$ 54,199
Mitigation Maintenance	\$ 1,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200	\$ -	\$ -	\$ 4,895
Midge Management	\$ 2,033	\$ 2,033	\$ 2,033	\$ 2,033	\$ -	\$ -	\$ -	\$ -	\$ 2,131	\$ 2,131	\$ 2,131	\$ 2,964	\$ 17,488
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ 250
Landscape Maintenance	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 22,586	\$ 271,029
Landscaping Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,647	\$ 105,680	\$ 107,327
Pond Fountain Maintenance	\$ -	\$ 832	\$ -	\$ -	\$ 1,087	\$ -	\$ -	\$ 832	\$ -	\$ -	\$ 832	\$ -	\$ 3,583
Irrigation Consultant Services	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 3,456	\$ -	\$ -	\$ -	\$ 14,895	\$ 330	\$ -	\$ -	\$ 18,681
General Repairs and Maintenance	\$ 1,951	\$ -	\$ -	\$ -	\$ 285	\$ -	\$ 1,368	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ 3,904
Electricity-Street Lights	\$ 54	\$ 55	\$ 53	\$ 52	\$ 52	\$ 54	\$ 52	\$ 52	\$ 36,080	\$ 52	\$ 7,743	\$ 53	\$ 44,355
Water-Irrigation	\$ 3,826	\$ 3,750	\$ 1,288	\$ 1,169	\$ 3,620	\$ 6,014	\$ 4,756	\$ 7,953	\$ 4,196	\$ 7,500	\$ 6,094	\$ 6,927	\$ 57,093
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Field	\$ 41,993	\$ 35,332	\$ 32,036	\$ 31,916	\$ 37,162	\$ 34,730	\$ 34,838	\$ 37,499	\$ 85,964	\$ 41,875	\$ 47,659	\$ 147,429	\$ 608,432
Total Expenditures	\$ 62,358	\$ 43,063	\$ 36,620	\$ 37,753	\$ 48,443	\$ 46,117	\$ 41,466	\$ 46,573	\$ 96,665	\$ 51,208	\$ 57,967	\$ 154,341	\$ 722,576
Excess (Deficiency) of Revenues over Expenditures	\$ (33,195)	\$ 3,328	\$ 281,902	\$ (28,612)	\$ (17,361)	\$ (43,873)	\$ (36,544)	\$ (45,488)	\$ (94,402)	\$ (51,125)	\$ (57,891)	\$ (4,270)	\$ (127,531)

LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2024

Series 2016, Capital Improvement Revenue Bonds		
Interest Rate:	4.50%	
Maturity Date:	5/1/36	\$5,630,000.00
Interest Rate:	4.625%	
Maturity Date:	5/1/47	\$8,220,000.00
Excess Revenues:	Remain In Revenue Fund	
Reserve Fund Definition:	Maximum Annual Debt Assessments	
Reserve Fund Requirement:	\$955,025.00	
Reserve Fund Balance:	\$953,675.00	
Bonds outstanding - 9/30/2023		\$13,850,000.00
Less:	May 1, 2024 (Mandatory)	(\$325,000.00)
Less:	November 1, 2023 (Special Call)	(\$20,000.00)
Current Bonds Outstanding		\$13,505,000.00
Series 2020, Capital Improvement Revenue Bonds		
Interest Rate:	3.125%	
Maturity Date:	5/1/25	\$615,000.00
Interest Rate:	3.800%	
Maturity Date:	5/1/30	\$1,745,000.00
Interest Rate:	4.400%	
Maturity Date:	5/1/40	\$4,810,000.00
Interest Rate:	4.600%	
Maturity Date:	5/1/51	\$8,525,000.00
Excess Revenues:	Remain In Revenue Fund	
Reserve Fund Definition:	Maximum Annual Debt Assessments	
Reserve Fund Requirement:	\$989,553.13	
Reserve Fund Balance:	\$989,553.13	
Bonds outstanding - 9/30/2023		\$15,695,000.00
Less:	May 1, 2024 (Mandatory)	(\$305,000.00)
Current Bonds Outstanding		\$15,390,000.00
Total Current Bonds Outstanding		\$28,895,000.00

SECTION 3

From: Parks and Recreation parksandrecreation@stcloudfl.gov
Subject: RE: Reserve Room for Community Development Meetings
Date: September 19, 2024 at 7:50 AM
To: Brittany Brookes bbrookes@gmscfl.com

PR

From: Brittany Brookes <bbrookes@gmscfl.com>
Sent: Wednesday, September 18, 2024 9:43 AM
To: Parks and Recreation <parksandrecreation@stcloudfl.gov>
Subject: Reserve Room for Community Development Meetings

Good morning,

I am wondering if the parks and rec department allows Osceola County governmental entities use rental space at no charge? The Live Oak Lake Community Development holds their Board of Supervisors meetings on the first Wednesday of the month at 2:30 PM. They would need some type of conference/meeting room to fit no more than 15 people.

Thanks for your help!

Brittany Brookes

Governmental Management Services

219 E. Livingston St.

Orlando, FL 32801

(407) 841- 5524

bbrookes@gmscfl.com

Good morning,

The City does not waive fees. We have a couple of rooms with a two-hour meeting rate of \$180 plus tax and a \$100 refundable deposit. If you are interested we will look into availability for you.

Please reply to this email or call us at (407)957-7243 if you have any further questions.

St. Cloud Parks and Recreation

3001-17th Street

St. Cloud, FL 34769

Phone: 407-957-7243

Website: www.StCloudFL.gov