BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

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

PART 1

General Landscape Maintenance and Irrigation **Irrigation Excluded** \$ 238,000.00 Yr.

Excluding Irrigation already included in Part 4.

PART 2

Fertilization (All labor and materials)

\$ <u>45,000.00</u>

___Yr

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

ST. AUGUSTINE (per specifications in Part 2)					
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED		
February	Complete fert + PreM	1	3000	\$ 3,900.00	
April	Soluble Nitrogen	0.5	1500	\$ 1,950.00	
May	Slow Release Nitrogen	1	3000	\$ 3,900.00	
July	Fe Foliar	0.5	1500	\$ 1,980.00	
August	Slow Release Nitrogen	1	3000	\$ 3,900.00	
October	Complete fert + PreM	1	3000	\$ 3,900.00	
PASPALUM ((per specifications in Par	rt 2)			
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED		
March	Complete fert + PreM	1	500	\$ 650.00	
April	Soluble Nitrogen	0.5	250	\$ 325.00	
May	Slow Release Nitrogen	1	500	\$ 650.00	
July	Complete fert	1	500	\$ 650.00	
August	Fe Foliar	0.5	250	\$ 325.00	
September	Slow Release Nitrogen	1	500	\$ 650.00	
November	Complete fert + PreM	1	500	\$ 650.00	
March	Complete fert + PreM	1	500	\$ 650.00	
	pecifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION	
March	Complete fert + PreM	1	2500	\$ 3,750.00	
April	Soluble Nitrogen	0.5	1250	\$ 1,875.00	
June	Fe Foliar	0.5	1250	\$ 1,875.00	
August	Slow Release Nitrogen	1	2500	\$ 3,750.00	
October	Complete fert + PreM	1	2500	\$ 3,750.00	
	ALS (per specifications		1		
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION	
March	Complete fert	5	1250	\$ 1,462.50	

June	Complete fert	5	1250	\$ 1,462.50
October	Complete fert	5	1250	\$ 877.00

PALMS (per specifications in Part 2)					
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER	
		(LBS. /PALM)	PRODUCT TO BE	APPLICATION	
			APPLIED		
March	8N-0P2O5-12K2O+4Mg	1.5	550	\$ 702.00	
June	8N-0P2O5-12K2O+4Mg	1.5	550	\$ 702.00	
September	8N-0P2O5-12K2O+4Mg	1.5	550	\$ 682.00	
November	8N-0P2O5-12K2O+4Mg	1.5	550	\$ 682.00	

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

SPECIALT	Y PLANT MATERIALS			
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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

PART 3

Pest Control (All labor and materials) **Yr.**

•	Q	40	U	U	V
J)	o.	TU	v.	v	v

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

\$ 200 / palm /Yr. (based on quantities below)

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

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
TBD	TBD	TBD	\$50.00	\$200.00

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, plea	se provide a cost t	to apply Top Choice for t	the annual
control of fire ants in all Highlighted	Landscaped Areas	Designated as Parks and	d clubhouse as
described in Scope of Services.	\$ _3,500.00	/ Yr.	

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

<u>/</u> Yr.	ll labor and mate	rials)	\$	30	0,000.00	
PART 5						
PART 5 Based on au	antities determin	ned by Contrac	rtor's field meg	I SII reme	ents at time	of hidding.
	antities determin hall install:	ned by Contrac	ctor's field mea	sureme	ents at time	of bidding,
Based on qu	hall install:	·	ctor's field mea			of bidding,
Based on qua Contractor s <u>500</u> 70.00 Installation o	hall install: CY Medium I	Pine Bark Mulc	h per specs for	top-dres	sing at \$	
Based on quantification of the stallation of the	hall install: CY Medium I /CY	Pine Bark Mulc	h per specs for	top-dres	sing at \$	

ART 6

Annual Installation (All labor and materials)

The District reserves the right to subcontract any annual installation event to an outside vendor

1,625

Contractor also ll install approximately 6500, (42 pages) approach up to four (4) times proved any annual contractor also leads to the contractor also leads to the contractor and the

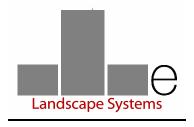
Contractor shall install approximately 6500 (4" pots) annuals up to four (4) times per year per specs at the direction of the District at \$_2.75___/annual (1,625 annuals per rotation

\$ **4,468.75** /rotation

\$ <u>17,875.00</u> /Yr. (if all rotations are performed - <u>do not include in Grand Total</u>)

\$ 321,400.00 /Yr. \$ 321,400.00 FIRST ANNUAL RENEWAL /Yr. \$ **321,400.00** SECOND ANNUAL RENEWAL ____/Yr. \$ 321,400.00 THIRD ANNUAL RENEWAL /Yr. Contractor/Firm Name RedTree Landscape Systems LLC Firm Address 5532 Auld Lane City/State/Zip Holiday FL 34690 Phone Number (727) 919-3915 Fax Number (727) 922-<u>2298</u> Name and Title of Representative **Peter** Lucadano (Please Print) Representative's Signature Date **June 16, 2025** ADDENDA – Bidder acknowledges the receipt of Addendum No.'s 1. <u>None</u> 2. _____3. ____4. ___5. ___ Dated this <u>16th</u> day of <u>June</u> , 2025

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



HURRICANE OR LARGE SCALE STORM EMERGENCY RESPONSE PLAN

Before The Storm

- If your irrigation system is fed off of a well, we will shut your pumps down to prevent any mainline leaks that could develop from storm damage through the storm.
- We are assuring internally that we are well-equipped and stocked to handle poststorm response in an effective and orderly manner.

Storm Emergencies

- We will attempt to inspect your property as soon as we are physically able to do so. We also will be accessible to receive emergency phone calls from you or your authorized representatives to address the following emergency scenarios:
 - Fallen trees blocking roadways.
 - Fallen trees blocking walkway access to homes.
 - o Fallen trees on homes / structures.
 - Fallen trees on vehicles.
 - o Irrigation break involving running water / flooding.
- In order to report any one of the above-stated emergency scenarios, please assure that an authorized person representing your property contact:
 - o Pete Lucadano: (727) 919-3915
 - David Lucadano: (727) 919-3913
 - o Ben Garland: (727) 810-4253
 - o John Burkett: (727) 267-2059
 - o FOR IRRIGATION EMERGENCIES: Matt Olson (7237) 200-1714

After The Storm

After the storm has left our area and conditions are safe for our staff to access allowable areas, we will immediately begin the process of inspecting properties and addressing service in a three-phase manner as follows:

PHASE 1 - EMERGENCIES (as listed above): Fallen trees will be cut and safely stacked close to the area of origin. Crews will then move on to address the next emergency until we are assured that all emergency scenarios on each of our client properties are addressed.

PHASE 2 - LARGE AESTHETICS: Fallen trees throughout the property that are not considered emergencies will either be re-planted / staked or removed, cut up and stored in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 3 - AESTHETICS: Small debris, branches and necessary blowing will be performed throughout the property. Debris will be stacked in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

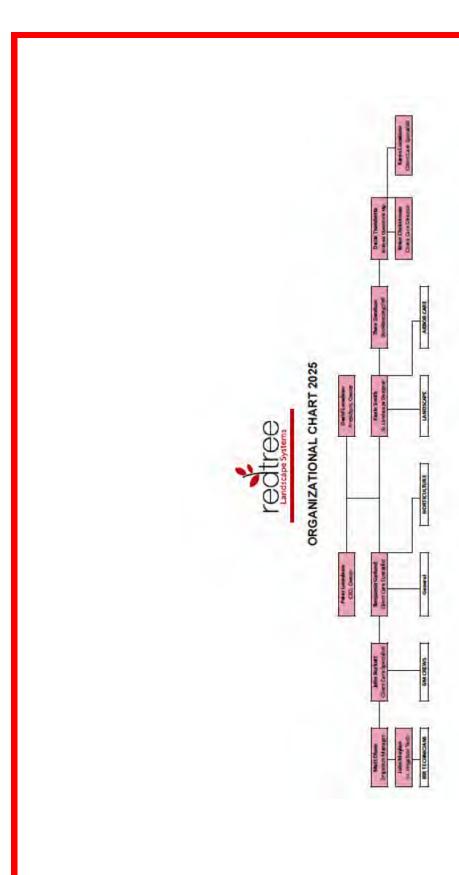
PHASE 4 - DEBRIS PICK-UP: As a last step in the storm clean-up process, debris piles will be removed from the property.

Project Component	Discription
Emergency Storm Response	 Immediate energency response team to remove trees from Hocking streets, sidewalls, and doorways. Immediate emergency response learn to remove trees off of structures or remotes. Crew will but and stact debris in a safe invision for removal at a non-emergency time. Crew consists of 5 skilled arror care specialists, a large grapple barier, a trioper an senal device, cump trucks and all necessary their saws (hoping systems. 4. Derbiez which stack the crew and be posite to doe line in the infilting on insurance claims.
Poin-Storm Property Service Recovery (Arter Care)	Rash-emergency removal of fallen trees Post-emergency removal of fairge fallen delms. Post-emergency stump griroling. Includes debits removal, habling face and durning fees Crew consists of (3) skilled graph sale especialists, a long-copample tunuer, a long-case are seen devices, complicated and all necessary chair rows / including systems A Certified Advanced will direct the crew and assure that all duringed trees are produced assessed for necest devicerations or restorable country and assessed.
Post-Storm Property Service Recovery	Partieming and removal or takening it to meation include Busing of all load supportunes foology address removal, fusing rose upon unipping resistance rew contents of (6) grounds municipalities applicables. Note that one work can be involved for each duled / configurated grounds make a content of the Charles or process.

COMPANY HISTORY

David and Peter Lucadano (owners of RedTree Landscape Systems) have served Florida's Green Industry for over forty years respectively. Formerly known as "The Luke Brothers," David and Peter built one of the largest landscape contracting firms in the United States (*Luke Brothers Landscape Services* was rated one of the America's Top 100 Largest Landscape Firms by *Lawn & Landscape Magazine*). After building their *Luke Brothers Landscape Services*, the brothers received a lucrative offer to sell their company to a national firm.

Due to their credentials and experience in the industry, David and Peter have operated as industry consultants for the past several years after selling their landscape company. However, their deep love of the Green Industry and their ability to lead led them to resume their partnership and create *RedTree Landscape Systems* several years ago. *RedTree Landscape Systems* continues the long legacy of serving the Tampa Bay Area Green Industry by providing the "best of the best" employees who worked for the brothers for many years. By implementing the systems that were proven to be successful and effective on large-scale community association properties, the *RedTree Landscape Systems* team has successfully built a strong clientele and a stellar local reputation for performance.



BERRY BAY CDD BERRY BAY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel	& Distance to Sh	10p (20 Points Possib	le) (Points Awarded)
and other specifically t project; proposed staff	trained individual ing levels, etc. Si Please include res	s who will manage the propert	nel, including the project manager y; present ability to manage this echnical training, and experience oid.)
Name	Years Exp.	Position/Certifications	Duties and Responsibilities
Peter Lucadano 1.	40+	CEO / Owner	Operations & Finance
David Lucadano 2.	40+	President / Owner	Operations & Management
Kevin Smith 3.	30	Landscape Manager	Landscape Operations
Benjamin Garland 4.	20	General Manager	Oversees Scope of Services
John Burkett 5.	50+	Crew Operations Supervisor	GM Operations Supervision
Proposed Staffing Level	<u>s</u>		
technical personnel. In a	addition, list any p	12 laborers, personnel with technical expert lication, arborists or horticultur	ise that will be utilized on this
Name	Years Exp.	Position/Certifications	Duties and Responsibilities
Juan Flores 1.	20	Landscape Install Supervisor	Landscape Crew Supervision
Martin Flores 2.	21	Lead Arborcare Supervisor	Arborcare Supervision
Tommy Wilson 3.	30	Florida Licensed Applicator	PC / Fert Supervision
Matt Olson 4.	40+	Irrigation Manager	Irrigation Supervision
Kevin Smith 5.	30	Landscape Manager	Landscape Management / Design

2. Award	Experience (25 Points Possible) (Points ded)					
	(E.g., past & current record and experience of the respondent in similar projects, volume of work iously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory I equipment, etc.)					
1.	Project Name/Location: Lakeshore Ranch CDD - Land O'Lakes, FL					
	Contact: Michael Sakellarides Contact Phone: (813) 565-4663					
	Project Type/Description: Community Development District					
	Dollar Amount of Contract: \$200K					
	Your Company's Detailed Scope of Services for Project:					
	Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare					
	Duration of Contract: START DATE: 2022 END DATE current					
2.	Project Name/Location: The Preserve at Wilderness Lake CDD - Wesley Chapel, FL					
	Contact: Tish Dobson Contact Phone: (813) 758-4841					
	Project Type/Description: Community Development District					
	Dollar Amount of Contract: \$260K					
	Your Company's Detailed Scope of Services for Project:					
	Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare					
	Duration of Contract: START DATE: 2017 END DATE: Current					

3.	Project Name/Location: Westchase CDD - Tampa, FL						
	Contact Dave Sylvanowicz Contact Phone: (813) 920-4268						
	Project Type/Description: Community Development District						
	Dollar Amount of Contract: \$850K						
	Your Company's Detailed Scope of Services for Project						
	Grounds Maintenance, Fertilization, Pesi Control, Irrigation, Landscaping, Seasonal Color and Arborcare						
	Duration of Contract: START DATE: 2024 END DATE current						
4.	Project Name/Location: Deerbrook CDD - Wesley Chapel, FL						
	Contact: Lynn Hayes Contact Phone:						
	Project Type/Description: Community Development District						
	Dollar Amount of Contract: \$180K						
	Your Company's Detailed Scope of Services for Project:						
	Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcan						
	Duration of Contract: START DATE: 20224 END DATE current						
5.	Project Name/Location: The Verandahs CDD - Hudson, FL						
	Contact: Sean Craft Contact Phone: (813) 994-1001 x 7858						
	Project Type/Description: Community Development District						
	Dollar Amount of Contract: \$130K						
	Your Company's Detailed Scope of Services for Project:						
	Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcard						

an additional five (5) points will be awarded to all proposers with previous Landscape anintenance and Irrigation experience with CDDs within the past three (3) years. As your company had previous Landscape Maintenance and Irrigation experience with					
other Community Development Districts within the past three (3) years? YESX_ NO					
Contact: Patricia Thibault Phone: (407) 221-9153 \$ amt.: 300K Your Company's Detailed Scope of Services for Project Grounds Maurienance, Femilization, Pesr Comrol, Imgation, Landscaping, Seasonal Color and Arbonsans					
Duration of Contract START DATE 2024 END DATE current					
(5 Points Possible) (Points Awarded – This is either "0" or "5") 3. <u>Understanding Scope of RFP</u> (20 Points Possible) (Points Awarded)					
Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?					
4. Price (20 Points Possible) (Points					
A full twenty (20) points will be awarded to the proposer submitting the lowest bid for Parts 1 - 4 of the Scope of Services (the Contract Amount). AN AVERAGE OF ALL YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND ANY ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *					
* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20) (210,000/265,000) x $20 = 15.85$, therefore					

\$425,	000. Bid "A" is divide	e 15.85 of 20 possible ped by Bid "C" then mu 9.88, therefore, Contrac	ltiplied by the	he number	of poin	ts possible (20).
5. Awai	Reasonableness of ded)	ALL Numbers	(5 Points	s Possible)	(Points
-	ities & costs (includin	s will be awarded as to ng, but not limited to fe urements) provided in l	rtilizer quar	ntities, mulc		· ·
<u>Propos</u>	er's Total Score	(100 Points Possibl	le) (_	Point	ts Awa	rded)

LANDSCAPE MAINTENANCE PROGRAM STAFFING PLAN

Service	Assigned Staff	Days	Per	Work Description
Mowing	21	4	Month	Mowing, edging and line trimming of all turf areas. Includes debris and trash <u>pick up</u> and blowing of all hard surfaces.
Detail	12	12	Month	Shrub pruning, tree canopy elevations, planter bed weeding and herbicide application in all planter beds and pavement joints. Includes debris and trash pick up, removal and dumping.
Pest Control & Fertilization	2	2	Month	Fertilization and pest control for all ornamentals, palm trees and turf areas. Includes all necessary service calls at no additional charge.
Irrigation	4	12	Year	Comprehensive irrigation management checks on all common area and individual home irrigation systems. Includes service calls received througout the week and monthly reports generated post inspection.
Arbor Care	3	4	Year	Trimming and booting of all palm trees, and structural elevation of all hardwood tree canopies. Includes any special pruning and removal projects that are out of the scope of the contract.
Mulch Installation	6	8	Year	Installation of designated mulch material in all existing planter beds at a potential frequency of (2) mulching events per year.
Annuals	4	4	Year	Installation of seasonal color in all designated annual beds at a potential frequency of (4) installation rotations per year.
Account Management	2	52	Weeks	Consistent oversight of quality and field production, and interaction with District Management to assure expedited proposal submittals and efficient execution of requests.
Administrative Staff	8	52	Weeks	Live staffed Service Desk to accommodate any work order submitted by District Management and assure quick assignment of work task, communication of task being completed and supplemental necessary details back to District Management.

SCOPE OF SERVICES

PART 1 GENERAL LANDSCAPE MAINTENANCE

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

MARCH 1 – NOVEMBER 1 – Once a week NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 - 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½") to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor's mowing equipment within forty-eight hours from the time the damage is caused at the contractor's sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the Berry Bay Landscape Maintenance and Irrigation Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

POND MOWING (if applicable) - All ponds (if applicable) identified as such on the overall Berry Bay Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be

paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year.

Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Berry Bay. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into

rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times.

The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

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

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

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

- 6) CLEAN UP At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.
- 7) **REPLACEMENT OF PLANT MATERIAL** Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.
- 8) If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.

PART 2 FERTILIZATION

The contractor shall follow all provisions of the Hillsborough County Fertilizer Ordinance and Regulation (Fertilizer Ordinance 21-42), as they may be amended from time to time, in addition to the Environmental Protection Commission (EPC) Rules 1-15. It is further recommended that those practices outlined in the Pasco County Fertilizer Rule be followed. Highlights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

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

All St. Augustine Sod:

February A complete fertilizer based on soil tests + PreM

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H2O/1,000

SF)

August SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

October A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March A complete fertilizer based on soil tests + Pre M

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)

June SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

August Apply Supplemental Iron sulfate or chelated iron in liquid applications

October A complete fertilizer based on soil tests

All Paspalum Sod:

March A complete fertilizer based on soil tests + PreM April N (Soluble Nitrogen applied at .5 lbs. N/1000 SF

May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July A complete fertilizer based on soil tests

August Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H2O/1000 SF). If

Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)

September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

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

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

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

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

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

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

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

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

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg <u>MUST</u> be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the

contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3
PEST CONTROL

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

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

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

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

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

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

FIRE ANT CONTROL

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

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

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

Pest Control shall be included in the Contract Amount.

PART 4 IRRIGATION SYSTEM MONITORING AND MAINTENANCE

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

A. Irrigation Controllers

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

B. Water Sources

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

C. Irrigation Systems

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

D. Report

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

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

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

376

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

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

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

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

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

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

PART 5 INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

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

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

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

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

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

PART 6 ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately sixty five hundred (6500) annuals in 4" containers up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation **at no additional cost to District**, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

CONTRACTOR RESUME

About the Owners

David and Peter Lucadano have served Florida's Green Industry for the past forty years respectively. Formerly known as "The Luke Brothers," David and Peter built one of the largest landscape contracting firms in the United States (*Luke Brothers Landscape Services* was rated one of the America's Top 100 Largest Landscape Firms by *Lawn & Landscape Magazine*). After building their *Luke Brothers Landscape Services*, the brothers received a lucrative offer to sell their company to a national firm.

Due to their credentials and experience in the industry, David and Peter have operated as industry consultants for the past several years after selling their landscape company. However, their deep love of the Green Industry and their ability to lead led them to resume their partnership and create RedTree Landscape Systems. RedTree Landscape Systems continues the long legacy of serving the Tampa Bay Area Green Industry by providing the "best of the best" employees who worked for the brothers for many years. By implementing the systems that were proven to be successful and effective on large-scale community association properties, the RedTree Landscape Systems team has successfully built a strong list of clientele and a stellar local reputation for performance.

Management & Key Personnel

PETER LUCADANO (CEO)

- 40 Years of experience in the Green Industry
- Bachelor's Degree from Liberty University
- Master's Degree in Business Administration from the University of Phoenix
- International Certified Arborist
- Florida Certified Irrigation Contractor
- Florida Certified Pest Control Contractor (Lawn & Ornamental)
- Nationally Certified Landscape Manager (highest certification available in the Green Industry)
- Florida Certified Best Management Professional
- Florida Certified Horticulture Professional

DAVID J. LUCADANO (President)

- 40 Years of experience in the Green Industry.
- International Certified Arborist.
- Florida Certified Pest Control Contractor (Lawn & Ornamental)
- Florida Certified Landscape Contractor

SIMON CORONA (Lead Grounds Maintenance Supervisor)

- 21 years of experience in the Green Industry
- Has been employed by the owners for a combined 16 years
- Extensive landscape maintenance experience on large-scale properties

JUAN FLORES (Lead Landscape Installation Supervisor)

• 22 years of experience in the Green Industry

- Has been employed by the owners for a combined 19 years
- Landscape construction experience ranging throughout the southeast in hardscape and landscape installation

MARTIN FLORES (Lead Arbor Care Supervisor)

- 22 years of experience in the Green Industry
- Has been employed by the owners for a combined 19 years
- Extensive arbor care experience in all facets of work; worked through and after several major hurricanes on both coasts of Florida

MATT OLSON (Irrigation Manager)

- 25 years of experience in the Green Industry
- Has been employed by the owners for a combined 18 years
- Extensive knowledge in 2-wires systems and various pumping systems

ANTONIA DE LA CRUZ (Lead Floral Technician)

- 8 years of experience in the Green Industry
- Has been employed by the owners for a combined 5 years
- Extensive knowledge in floral arrangements, seasonal varieties and floral care

Equipment

RedTree Landscape Systems maintains a fleet of state-of-the-art, late-model landscape maintenance equipment and trucking fleet. Through their many years of commercial landscape maintenance experience, the brothers have learned which equipment lines and applications would best accommodate the District. The RedTree fleet is well-maintained, polished and available for inspection at any time.

Financial Capabilities and Resources

RedTree Landscape Systems is well-capitalized by the ownership group and private investors who had had a business relationship with the owners for many years. A \$2MM credit line is always available for the capitalization and operation of the firm when and if necessary.

The company is currently on track to perform over \$12MM in annual revenues, with an anticipated EBITDA well over 20%. The company Debt to Equity stands at 0.74, while the Current Ratio stands at a solid 1.69.

Ability to Comply with Standard Terms & Conditions (including Statement of Work)

RedTree Landscape Systems specializes in the successful operation of commercial landscape maintenance programs on large-scale homeowners' association properties. The ownership of RedTree Landscape Systems will be directly involved in the day-to-day assurance that all maintenance operations are performed in a manner that is both within the guidelines of the provided RFP and within the expectations of the many valued residents of the District.

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

PROPOSER: <u>REDTREE LANDSCAPE SYSTEMS, LLC</u> DATE: <u>JUNE 16, 2025</u>

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
76	Trucks	70	5532 Auld Lane Holiday FL 34690
56	Trailers	70	5532 Auld Lane Holiday FL 34690
31	Heavy Equipment	70	5532 Auld Lane Holiday FL 34690
110	Mowers	70	5532 Auld Lane Holiday FL 34690
525	Hand Tools	70	5532 Auld Lane Holiday FL 34690



EQUIPMENT LIST

TRUCKS





6	Ford F-150 Pick-Up Trucks
10	Ford F-250 Pick-Up Trucks
12	Ford F-350 Dump Trucks
18	Ford F-450 Dump Trucks
5	Ford F-550 Dump Trucks
4	Ford F-700 Dump Trucks
5	Isuzu NPR Dump Trucks
2	Isuzu NPR Pest Control Tanker Trucks
1	Mack R-Model Water Tanker Truck
1	Mack F-Model Trailer Hauling Truck
12	Ford Transit Irrigation Vans
76	TOTAL TRUCKS







TRAILERS





56	TOTAL TRAILERS
6	24' Big Tex Heavy-Duty Flatbed Trailers
6	20' Green Thumb Open Trailers
4	12' Green Thumb Enclosed Trailers
8	16' Green Thumb Enclosed Trailers
14	24' Green Thumb Enclosed Trailers
18	20' Green Thumb Enclosed Trailers







HEAVY EQUIPMENT





6	John Deere Skid Steers w/attachments
4	John Deere Front End Loaders
4	Vermeer 12" Diameter Wood Chippers
3	Nifty 60' Articulating Mobile Arial Lifts
3	Vermeer Stump Grinders
11	John Deere Gators
4	Mobile Fertilizer & Pesticide Applicators
31	HEAVY EQUIPMENT







LAWN MOWERS





110	0 TOTAL MOWERS		
2	72"	John Deere Bushhog Tractors	
5	48"	Walker Leaf-Vac Mowers	
6	60"	Scag Riding Mowers	
28	60"	Ex-Mark Walk-Behind Mowers	
18	52"	Ex-Mark Walk-Behind Mowers	
14	48"	Ex-Mark Walk-Behind Mowers	
5	72"	John Deere Riding Mowers	
17	60"	John Deere Riding Mowers	
15	52"	John Deere Stander Mowers	
5	36"	John Deere Stander Mowers	







The New Standard in Landscape Maintenance 1.888.RED.TREE

HAND TOOLS





125	Stihl Line Trimmers	
145	Stihl Stick Edgers	
154	Stihl Back-Pack Blowers	
83	Stihl Hand-Held Blower	
112	112 Stihl Chain Saws / Power Pruners	
4	Mobile Power Blowers	
8	Stihl Plant Augers	
515	TOTAL HAND TOOLS	









HEST PLAGES TO WORK | REDTYCE LANDSCAPE SYSTEMS

Forest for the trees

At RedTree Landscape Systems, employees are motivated by more than just a paycheck as the company strives to put people first.



Assisting with the unexpected

Serving the Tamper Bay one swith () compliances, RedTree is dedicated to every procession for still, and () shows the non-the property of compliances when the small on the 2022.

Pero use appore and (a): the talk when it comes requientizing employees, torothing he saw engineed after reding his former becarring.

The term is some sentened a survey tood," he says. "A lot of people say that her having worked in the publicity in the irremands where they take all those things, has they behaved the esset opposite to that himself is a real or a They had still a nice promotional materials, but what a really important is to grasmost, behaved the sectors income and focusing persons people and our term first."

Whether his continuing arms is most children or obtained in an employed in nearly transposation amount to appoint ments or providing financial fluriday resources and counterface appoint. Red to know the special more than cashing in a psychetic.

"There's a whole level of needs that people have that go beyond the basic, iterile employed imployed intereship." Being says. "Those folks have family needs. We try to animaling a very open minutes toward a string our conductors. We try to have a nintform whose we can do thus."

Client Care Specialist Benamin Garland says his foot Tree family was stone for Jum during the 4 milest com-

"In 2019, me fluorie died in his clean, the had midepay and wasn't feeting seet." he may "They feeting to her common and the content that. They didn't nave to do that. They also helped common me through it. It was a part of my life that made content to worth haywon, but they kept inspures not."

Pero-save (SelfTree Is always selfing to lord a found if it's possible

A no require we has considerated problems, we it as the tregetting the our tower to our trop and we it allow normal trees in the equipment trees. It have them money and it is otherwise all our too it and our conjugates and those things," he say

But BestTrue land has there so its employees during the paught lines. Pero lays the company is higher celebrations as well and boild quite a law employee appropriation events throughout the: wen

"We're sig on a debrations and a subbrating their communent to the company." he has a "We try to do different things. One Vriday they'll come in and will have a log for cream track set up making them all custom see creams. We tell them to bring their families by, too. It's the little things."

Sension Landingpe Designer, Kesin Smith, says the culture at Red free is palpable and the one rared mentality is something everyone feeds off.

"The culture is the best I've ever been involved in," he ways. "Everybedy comes in work and they or happy, some of it has to do with how we're theseed by the owners. They are recitly receptive on people making accounts anywhere from ground goys to upper nanogement. "That's ion have."

Seeking out assessments

Having leadership throughout the company strive for an open-door policy and make such an elfort to listen to everyone at every level is one of the most appreciated things at RedTree.

"There's things that us guys who aren't out in the field day-to-day anymore don't see," Smith says. "You can lose track of that. You have to be sole to listen to the ground guys who are not there and if they have a suggestion on how to make something better, you definitely need to listen to them."

Pate says constant communication from top to bottom has always been a priority and a way to get the most out of RedTree's employees.

"Beyond that, we wanted to have a very personal approach with our people and empower our leaders," he says. "Empowerment of leadership is the things that's most often nussed... ours is down to the supervisor level. We involve our supervisors on overything from job planning to people planning. They help craft and pick their crews, they help decide pay rates and they help decide boroses and merit increases.

"It allows them to take ownership and profe in how the company's run, and on our end, it allows us to have supervisors who are truly invested in the crew they roll out the gates with every day," Pete adds.

Carland, who has been in the industry for over 35 years, says he really appreciates the open dialogue at RedTree. He adds it helps foster a united from as well when employees know their voices are being hemd.

"I've worked for companies where you pull over to the side to take a drink of water, and the next thing you know, you have an account manager watching you and you're just not inusted," he says. "That's not the situation at RedTree. That trust level makes for a better workplace and makes for a better work othic in our employees."

Pose mays this high level of communication starts from the very beginning - the interview process.

"No one is hired at this company, at any level, without a personal interview with the owners," he says: "I really want to develop an understanding of people as individuals."

Carland adds he's learned from the Lucadano brothers over the years, and this has belped him serve his crews better.

"I try to approach the guys with kindness and love because that's how there and Pete have taught me," but says. "They are literally my rule models and menture."

Pere says he believes it's that insistence to check in and have regular conversations with everyone at all levels of the company that contributes to a business' nuccess or failure.

"Without that team, especially in the green industry, the equipment will just sit, and the mucks will stay parked," he says. "You can have all the resources in the world, but if you don't have people that are very good at what they do and have the right attitude, mindset and commitment to the company, it doesn't marrer."

Providing the right tools

Investing in good, quality equipment is another reason RedTree earns employees' loyalty.

In fact, Smith says it was a driving factor for him when he chose to join the team.

"They were really my style," he says. "I've always been big on quality and keeping equipment up and trucks up and keeping that image alive. There's a lot of landscape companies that fall short with that,"

Garland agrees, saying before RedTree, he witnessed companies giving their crews subpar equipment and expecting infracultum work.

"I've worked for companies who had stuff held together with duct tape and glue," he says. "They'd revertix anything. RedTime to constantly putting money back two the business."

Pere admirs the company spends a lot on apgrading to the newest equipment and even maintaining eddeequipment.

"Each day we are meeting with our supervisors morning and evening to hear how the equipment, performed, what needs to be taken offline and fixed, and all that," he says.

Pete adds the reason behind the investment is to ensure employees have what they need to make their jobs ensure and more enjoyable.

"Equipment support is a huge factor in the green industry in terms of employee satisfaction," he says:
"When you're working out in 100-degree heat on long days and you have equipment that won't run and
you need vertain trads and don't love those, and then go in at the end of the day and tell your employer
and nothing changes — that's demoralizing."

Still. Dobain cave some of fer lessette interactions with the RedTree team have been off the clock. Illustrated the volunteer to parade Santa around the communities during the holiday season.

She explains it all starred when the firetruck she cented one year canceled last minute.

"We were two weeks out from Santa driving down the boulevard waving to kids and now I don't have a firetruck," she reen's.

Dobson says she called Pete to a panic trimking RedTree could escore Santa in a truck or something. But he and behold, the brothers actually had a firetruck of their own they could use for the festivities.

The best part? Dobson says the RedTree team volunteered for free.

The annual event is a big deal for employees, too, who gladly volunteer their time to belp out.

The Billian of the William Control of the

Rank	Company Usting	US/GA En		
į	RedTree Landscape Systems	79		
2	Gras Lawn	58		
3	The Pattie Group	55		
4	Reinhart Landscaping & Snow	79		
5	Chalet Landscape	80		
6	Garden Design	79		
7	GOLD Landscape	85		
8	Green Garden Group	58		
9	Heath Outdoor LLC	50		
10	Coloradoscapes	59		





The New Standard in Landscape Maintenance 1.888.RED.TREE

www.redtreelandscapesystems.com 5532 Auld Lane, Holiday FL 34690

MANAGEMENT PHILOSOPHY & STYLE

Account Management

The owners of RedTree Landscape Systems believe in a different operational philosophy than most landscape contractors. While most landscape companies spend money on middle management positions, RedTree has found that eliminating middle management, offering direct oversight to our properties and spending "management" wages on the actual crew leadership that is on the property each day. In this fashion, the crew leaders take true ownership of their properties due to their lucrative income and path of career progress offered by RedTree. In doing so, our crew supervisors are recognized as being "the best of the best" in the industry.

Management Philosophy

The owners of RedTree will maintain a distinct presence on the property throughout the course of the month. Additionally, veteran, dedicated staff will be assigned to perform the day-to-day functions of grounds maintenance on your property. The following bullet points will outline the *RedTree Landscape Systems* philosophy toward delivering systematic, sustainable and consistent results to your community:

- A grounds maintenance crew of approximately six (6) people would be working on your property during select days of service.
- The assigned grounds maintenance crew would be entirely "cross-trained" in the performance of mowing and "detailing" (plant material trimming, weeding and herbicide application) operations.
- The crew would function on a multiple day rotation of mowing, trimming plant material and applying weed control products in planter beds and on pavement joints to accomplish the complete mowing and "detailing" of all areas mowed.
- All areas serviced would be inspected weekly by ownership to assure that all green waste is removed, that grounds maintenance functions have been performed property and to inspect for any visible turf deficiencies.

Management Style

As has been aptly requested, management "style" is an essential component of both delivering superior service and separating one contractor from another. Below are several key aspects of the *RedTree Landscape Systems* management style that will be incorporated into the District landscape maintenance program:

- **OWNERSHIP INVOLVMENT:** Just as a top chef cannot expect consistent results if he is not in his kitchen, so the *RedTree Landscape Systems* ownership has identified the fact that ownership needs to be involved on a ground-level in a successful landscape maintenance program. You can expect to see an owner of *RedTree Landscape Systems* be on the property no less than weekly, as well as participating in the monthly landscape inspection tours of the program. The adage: "You can't expect what you don't inspect" is a very essential part of the ownership philosophy and style at *RedTree Landscape Systems*.
- EMPOWER FIELD MANAGEMENT: It is important that our Grounds Maintenance Foreman is
 both empowered and supported in his daily oversight of the landscape program. Our Grounds
 Maintenance Foreman will have authorization to perform important financial transactions, such as
 offering credits, warranties, pay raises for staff and reduced pricing considerations. Our
 leadership must be a key contributor to the decision-making process; while also having the
 comfort level that ownership is an arm's length away to act as support or lend a helping hand
 when needed.
- **TREAT OUR PEOPLE WELL:** There is a reason that most of the employees on staff at *RedTree Landscape Systems* have worked for this ownership team for 15 to 20 years they are treated with value and respect. From paying top performers top level pay to offering strong benefits to providing Holiday bonuses, our people are the most powerful and valuable aspect of our company. After many years in the industry, the ownership knows that a landscape company is essentially only a garage full of equipment without the separating aspect of the great people that are operating them.
- CONCIERGE SERVICE: No one in this bidding process has more experience in providing
 concierge level landscape service to Tampa Bay homeowners than the RedTree Landscape
 Systems team. The objective of field management and supervision will be to accommodate
 resident concerns related to the landscape program prior to them having to hit the manager's
 desk. From doing a good job initially to cleaning up generated debris properly, many resident
 concerns can be alleviated by simply assuring a quality work product.
- TAKE CARE OF OUR EQUIPMENT: The presence of landscape contractors on property should enhance property values, not detract from them. When landscape contractors bring brokendown, dirty and failing trucks on a property, they give the industry a bad reputation. The RedTree Landscape Systems way is carefully designed to provide brand recognition through shiny red trucks, well-maintained equipment and clean maintenance routines. When the owners of RedTree Landscape Systems have seen other landscape contractors fail to properly maintain their own fleet throughout the years, it always was a true conclusion that those contractors would eventually fail to property maintain their client's landscapes.

We are confident that the application of the *RedTree Landscape Systems* approach will make a profound and positive impact on your landscape program for many years to come.

OCCUPATIONAL LICENSE

PASCO COUNTY BUSINESS TAX RECEIPT Immed purmound and authors to Florido Statutes and Planco County Ordinances, immunos does not entity immediates with saning or other laws. This receipt must be provided conspicuously in place of brailmass.

2025

Expires September 30th

*TWOODOW SITY LONG

> TICK WILD LANE HOLIDAY, FL. 34800

100077 D1885

RESTREE LANDSCHOPE EYSTEMS LLT.

MIKE FASANO TAX COLLECTOR

PASCO COUNTY FLORIDA

TYPE OF BUILDINESS LANDSOFFING SERVICE

STATE LICENSE # N/ COUNTY COMP CARD #

OWNERS DIALIFYING ASSETT LUGADANO PETER

> LOGATION ADDITION HOLIDAY, FL. SAMO

DATE

100,000

MALE OF THE

OTHER DESIGNATION

ZECHTH38

17000

48

FINANCIAL CAPABILITIES AND RESOURCES

RedTree Landscape Systems LLC is a well-capitalized company, privately owned by Peter and David Lucadano.

- We are not a publicly traded company, and we have no equity investors or partners.
- Our debt ratio is low which allows us to purchase materials and assets by cash, when needed.
- We maintain excellent credit and credit lines with all our suppliers and vendors.
- We have over 2 million dollars in credit lines available to us through Ford Motor Credit and John Deere Company, to allow for truck and equipment purchases when necessary.
- · All our payroll and payroll taxes are paid on a weekly basis.
- Our federal and state income taxes for our business are paid on a quarterly basis.

For more information on our financial capabilities and status, please feel free to contacts us or our CPA.

Nancy Leins, CPA (813) 760-5112 nancyleinscpa@gmail.com

CERTIFICATE OF INSURANCE

OLCY PERIOD
386-4344 386-4344 10160 18883 10700
10160 10360 10700
10160 10360 10700
10160 10360 10700
10190 13993 10700
10190 13993 10700
13959 10700
OLICY PERIO
D WRICH THE L THE TERM
000,000
2000,0
1700
00,000
100,000
000 000
00.000
00,000
000,000
00,000
Malana
100,000
100,000
000,000

COMPLETED W-9 FORM

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

Request for Taxpayer Identification Number and Certification

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

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

	Revenue Service										
Befo	e you begin. For guidance related to the purpose of Form W-9, see Purpose of Form W-9, see	<u> </u>									
	Name of entity/individual. An entry is required. (For a sole proprietor or disreg entity's name on line 2.)	arded entity, enter the ow	ner's name	on li	ne 1, a	and en	iter the b	usine	ss/disre	garded	
	RedTree Landscape Systems, LLC										
	2 Business name/disregarded entity name, if different from above.										
on page 3.	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. Individual/sole proprietor C corporation S corporation Partnership Trust/estate						4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):				
Print or type. See Specific Instructions on page	VLLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. Other (see instructions)						Exempt payee code (if any) Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)				
Prir C In					_	code	(ii ciriy)				
Specifi	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and you are providing this form to a partnership, trust, or estate in which this box if you have any foreign partners, owners, or beneficiaries. See instructions.	you have an ownership i	interest, ch				plies to a outside t				
See	5 Address (number, street, and apt. or suite no.). See instructions. 5532 Auld Lane		Requeste	r's na	me an	nd add	ress (op	tional))		
	6 City, state, and ZIP code Holiday, FL 34690										
	7 List account number(s) here (optional)										
Pai	Taxpayer Identification Number (TIN)										
	your TIN in the appropriate box. The TIN provided must match the name		nu <u>–</u>	Socia	I secu	urity n	umber	7 [
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						_		_			
	is, it is your employer identification number (EIN). If you do not have a nu		t a					ا ا			
TIN, I		3	0		over i	dentif	ication r	numb	or		
	If the account is in more than one name, see the instructions for line 1.5 per To Give the Requester for guidelines on whose number to enter.	See also What Name	and	Ť	2 -	3	5 9	1	4 5	0	
Par	t II Certification										
	r penalties of perjury, I certify that:										
2. I ai Se	e number shown on this form is my correct taxpayer identification numbe n not subject to backup withholding because (a) I am exempt from back vice (IRS) that I am subject to backup withholding as a result of a failure longer subject to backup withholding; and	up withholding, or (b) I	have not	beer	noti	fied b	y the Ir	nterna			
3. I ai	n a U.S. citizen or other U.S. person (defined below); and										
4. Th	FATCA code(s) entered on this form (if any) indicating that I am exempt	from FATCA reporting	g is correc	t.							
becau acqui	ication instructions. You must cross out item 2 above if you have been no se you have failed to report all interest and dividends on your tax return. Fo istion or abandonment of secured property, cancellation of debt, contributio than interest and dividends, you are not required to sign the certification, bu	r real estate transaction ns to an individual retire	is, item 2 o ement ar	does rang	not a ement	pply. t (IRA)	For m), and, g	ortga jenera	ge inter ally, pay	est paid, ments	
Sign Here			Date M	arc	h 2(), 20)25				
Ge	neral Instructions	New line 3b has b required to complete									
Section	on references are to the Internal Revenue Code unless otherwise .	foreign partners, ow to another flow-throu	ners, or b	enefi	ciarie	s whe	en it pro	ovides	s the Fo	rm W-9	
relate	e developments. For the latest information about developments d to Form W-9 and its instructions, such as legislation enacted hey were published, go to www.irs.gov/FormW9 .	change is intended the regarding the status beneficiaries, so that requirements. For expension of the status in the status of th	of its indi t it can sa	rect t	foreig any a	ın par ipplic	tners, c able rep	wner oortin	rs, or g		
	at's New	partners may be req Partnership Instructi	uired to c	ompl	ete S	ched	ules K-	2 and	K-3. S		
Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it											
shoul	d check the "LLC" box and enter its appropriate tax classification.	An individual or entit information return w									

Cat. No. 10231X

398

51

Form W-9 (Rev. 3-2024)

IRRIGATION CONTRACTORS LICENSE (COUNTY OF ORIGIN)

PASCO COUNTY BUILDING CONSTRUCTION SERVICES DEPT. CONTRACTOR LICENSING



C.C. # LSS-08912

Name: PETER LUCADANO

Contractor Type: PC Irrigation

Business Name: REDTREE LANDSCAPE SYSTEMS LLC

5532 AULD LANE. HOLIDAY FL 34690

UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY EXPIRING 09/30/2026

09/16/2024

DATE

PEST CONTROL & FERTILIZATION LICENSES

Florida Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

Limited Urban Commercial Forfilizer Applicator

Certificate # LF 203707

LUCADANO PETER

1746 godding finally drive

1.1

Issued: 05/20/2025

Ceptron: 04/22/2029

Stroom of Leptron Labor with two MAINTEN COMMISSIONER

Laborated and a laborated protection of the part of th







CERTIFIED ARBORIST DESIGNATIONS





BEST MANANGEMENT PRACTICES





FNGLA CERTIFICATIONS









LICENSE AS DEALER IN AGRICULTURAL PRODUCTS



POST CERTIFICATE CONSPICUOUSLY State of Florida

Department of Agricultots and Consount Services

Division of Consumer Services

2005 Apolasion Plant

Tellaturese, Florida 12399-6500

Regionmen No. AD2671

Some Date: October 18, 3023 Eventual Florid October 1, 5053

License as Dealer in Agriculture Products

Section (c) 1 15 604 Str. Florida Structura

REDTREE LANDSCAPE SYSTEMS LLC 5532 AVID LN HOLIDAY ET 14690-2203



WILTON MARKON: DEMONSSIONER OF AUROCH TURE

landscape industry certified





E-Verify Enrollment Verification

Company Name

RedTree Landscape Systems, LLC

Company ID

2394954

A-19.52.5

823591450

DUNS Number

051315696

NAICS Cod

811

Subsector

Repair and Maintenance

Physical Address

5532 Auld Lane Holiday, FL 34690 Doing Business As (DBA) Name

-

Enrollment Date

Mar 01, 2024

Employer Identification Number (EIN) Unique Entity Identifier (UEI)

-

Total Number of Employees

100 - 499

Sector

407

Other Services (Except Public Administration)

My Company is configured to:

Verify Its Own Employees

Mailing Address

Same as Physical Address



Florida Limited Liability Company REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number L17000248407

FEI/EIN Number 82-3591450

Date Filed 12/05/2017

State FL

Status ACTIVE

Principal Address

5532 AULD LANE HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER 5532 AULD LANE HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER 5532 AULD LANE HOLIDAY, FL 34590

DUN & BRADSTREET REGISTRATION

The following is the Dun & Bradstreet D-U-N-S® Number for

REDTREE LANDSCAPE SYSTEMS LLC

5532 Auld Ln Holiday, Florida 34690 727 919-3915

D-U-N-S number: 051315696



Uniting partners through exceptional landscape services



UNITED Land Services

Berry Bay Community Development
District



Berry Bay Community Development District

Proposal For Landscape & Irrigation Maintenance

6.16.2025
Pricing Valid for 90 Days Upon Receipt



6.16.2025

Berry Bay CDD

c/o Inframark

RE: Landscape Maintenance & Irrigation Proposal

Dear District and Mr. Perez,

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* TM because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

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

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

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

Sincerely,

Kyle DuBois

Business Development Manager kdubois@unitedlandservices.com



Company History, Experience & Services



Company History

Field Support Office

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

Total Number of Employees 1500+

Our History

How It All Started

The Company was founded by Bob Bland-

ford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1500 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

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

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

Additional Areas Served

Alabama

Montgomery

Florida

Central Florida

Ocala

Ft. Peirce

Fernandina Beach

Tampa

Bradenton

lacksonville,

Ft. Lauderdale

Panama City

West Palm

North Carolina

Greensboro

Charlotte

Raleigh

South Carolina

Myrtle Beach

Georgia

Savannah

Atlanta











Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

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



Outdoor Lighting

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



Commercial Installation

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



Sod Installation

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



Landscape Design

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



Irrigation Systems

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



Hardscapes

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



Driveways & Entranceways

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



Irrigation Experts

Your Team of Certified & Licensed Specialists





Installation, Maintenance & Repairs

 Installation - At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.



 Maintenance - Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.



 Improvements - Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired.
 Our team is ready to serve you.



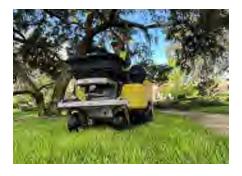
Agronomics Program

Certified Pest Control Operators









Fertilization, Pest Control & Agronomy Management

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



Hurricane Preparedness

Plan of Action

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 I

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

Phase 2

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

Phase 3

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





Prioritizing Safety

Minimizing Risks

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

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

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















Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.





SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed, idle time and location.

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public. This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.

Truck / Trailer - Inspection & Repail St Camion / Remodgles - (ingrecolor & Fin See:		eracido	, Defe		QUNIT
Track / Carrion	Train #	-	tions leg t	Marge	
		Annale			
Tires. Constitute and research	OK	degar		Commen	
Carter et Senne continue					
Store & Toromagon concern seed	_	-			
STOPH YELD CHARL					
Onspiecr'er neer pirqueez					
Poet, Contant-6-CH CASE.					
Carrier Corner & Miscori or acres			_		
Manageria & Corresi	1 1 1				
Mangueros & Corress	-	-			
Avenue					
Lights	_	\rightarrow			
	1 1				
Horn, Gauges & Contribe					
BOONE, YMREDWO & CHORDING					
Shelify					
(Newson Pilling & Minus	_	-			
Tarrier Service					
AC & Definite works unredy	-	\rightarrow			
AC 6 Defroor/Industrial Symptoments					
cent bets	_	-			
Chlorines de arquistat					
PH ERIGINAL PRICAGOS					
Eximplishe de diego di primeros ascillos		_			
ans	_	-			
Trailer	Trees.	- 2	torna Tay E		
	DH.	Assoli. Organ		- Common	
PRINCIPLE TO THE THE ROTHER MODEL	100	-		Common	
Evenir as unit round in the property around the conduct					
SAN respectations will pro					
Accounts on angunose acre scripulado. Safety marks in good condition, servines and crosses.	-	\rightarrow			
Cabing crushs in-gross condition, sensines and crossed Cadmins on abounded on burnes conditioned y abounds					
mms 6 must above in humas conditions y separat	-	-			
	-	\rightarrow			
	1				
Scare, Signa & Fore tyris working					
Frence, senses a sicks resegrants					
Tree Soot treet, and for Holes Laptice on Journal April 2005					
CHARLES OF STREET, CORNEL STREET,					
E seus sola han sonoum					
LOCA INCHES	-	-	_		
CA CARDA POR ADMILIPADE	1				
Finer & Gate in good condition	-	-			
Coop or green recovery and leaders					
Prents or gates sanguranus y capinadas Spor	-	_			



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: Waterset South CDD

Name: John Toborg

Email: jtoborg@rizzetta.com

Address: Spollo Beach, FL.

Service: Landscape maintenance, Including horticultural

services, irrigation maintenance, palm tree pruning,

mulch installation, annual rotations.



Property: Celebration CDD

Name: Angel Montagna

Email: angel.montagna@inframark.com

Address: 313 Campus St. Celebration, FL. 34747

Service: Landscape maintenance, Including horticultural

services, irrigation maintenance, palm tree pruning, mulch installation, annual rotations.



Property: Swan and Dolphin Resort at Walt Disney

Name: Eric Oprion—COO

Email: eopron@tishman.com

Service: Mowing, Irrigation Turf and Shrub Program.

Annuals, Mulch and Palms are additional

services provided upon approval.



Property: Harbor Isles CDD

Name: Angel Montagna- CAM

Email: angel.montagna@inframark.com

Service: Mowing, Irrigation Turf and Shrub

Program. Annuals, Mulch and Palms are

additional services provided upon

approval.



Property: Magnolia Park CDD

Name: Kyle Darin- District Manager

Email: kdarin@vestapropertyservices.com

Services: Mowing, Irrigation Turf and Shrub

Program. Annuals, Mulch and Palms are

additional services provided upon

approval.



CONDEV

April 23, 2024

To whom it may concern:

We are pleased to write this letter on behalf of the team at United Land Services. Our company has been working closely with United on several development projects both on the new landscape installation and maintenance fronts with great results.

United's responsiveness and attention to detail set them apart in the industry and have been a welcome addition to our development process. We now include United very early in the process when contemplating landscape design for new projects. We have found this very beneficial.

We highly recommend United Land Services when considering a dedicated landscape installation and maintenance team.

If we can provide any further information regarding our experience with United Land Services, please do not hesitate to contact us.

Regards,

CONDEV COMPANIES

Christopher J. Gardner

President



To whom it may concern,

April 18, 2024

I am writing to provide information on our working relationship on behalf of Inframark for United Land Services. Inframark has been working closely with United on several of our accounts, and we have consistently experienced their professionalism and exceptional responsiveness.

Whenever issues arise, United Land Services has shown great proficiency in handling them efficiently and effectively. Their prompt and thorough approach to problem-solving has been instrumental in maintaining the smooth operation of our projects.

Working with United Land Services has been a pleasure for the Inframark teams. Their commitment to delivering high-quality services and their dedication to customer satisfaction have greatly contributed to our successful partnership.

We highly recommend United Land Services for any future collaborations and can assure you that their expertise and professionalism will be a valuable asset to your organization.

Should you require any further information or have any specific inquiries, please do not hesitate to contact me.

1 1

Angel Montagna

Vide President of District Services

Inframark

To Whom it May Concern:

I am writing to wholeheartedly recommend United Land Services for any landscaping projects you may be considering. As the Property Manager for Waterleigh Phase 4 Single Family & Townhome HOA's, I have had the pleasure of working closely with United Land Services on multiple occasions, and I can confidently attest to their exceptional professionalism, expertise, and commitment to excellence.

One example of their commitment to excellence is, when a homeowner called at 7AM on a non-maintenance day with a broken mail line, United's Team displayed remarkable efficiency and professionalism. Within just two hours of the call, they were onsite and swiftly completed the necessary repairs. Their prompt response not only prevented further damage but also minimized inconvenience for the homeowner. Such dedication and commitment to customer service are truly commendable and reflect positively on United's reputation.

Moreover, United Land Services consistently demonstrates a genuine passion for their craft, evident in every aspect of their work. Their dedication to customer satisfaction is unparalleled, and they go above and beyond to ensure that their clients' visions are not only realized but exceeded.

In addition to their technical skills the team at United Land Services is a pleasure to work with. They are approachable, responsive, and collaborative, making the entire process smooth from start to finish.

Based on my experiences, I have complete confidence in United Land Services' ability to deliver outstanding results on any landscaping project they undertake. Their professionalism, creativity, and commitment to excellence make them a truly exceptional partner.

If you have any further questions or require additional information, please do not hesitate to contact me. I am more than happy to provide any assistance I can.

I am certain that you will be as impressed with their work as I have been.

Sincerely,

Heather Burch, LCAM Property Manager Access Management 16150 Pebble Bluff Loop Winter Garden, FL 34787

E: hburch@accessdifference.com P: 407-605-5588



352.331.9988 5950 NW 1st Place Suite 160 Gainesville, FL 32607 VestaPropertyServices.com

To Whom It May Concern:

I am pleased to offer the following comments regarding United Land Services. United Land Services is contracted to provide lawn and landscape services for the Longleaf Homeowners Association located in Gainesville, Florida.

Company services were initiated on January 1, 2024, and services continue to the present time. The transition to United Land Services from our former provider was better than anticipated. Such transitions may be a challenge however United Land Services' direct communications made the process easier.

United Land Services' management team continues to meet with the HOA Board President and myself monthly to ensure the proper delivery of landscape services as well as special projects. The company implemented an on-line work order system known as *issuetrak*. I am optimistic this work order system will provide direct communications between the company and HOA owners.

Please do not hesitate to contact me should you require additional information regarding United Land Services' performance.

Kind Regards,

Jessica Felver

Jessica Felver

C.A.M.

Vesta Property Services 5950 NW 1st Place Gainesville, FL 32607 352-331-9988

longleaf@vestapropertyservices.com



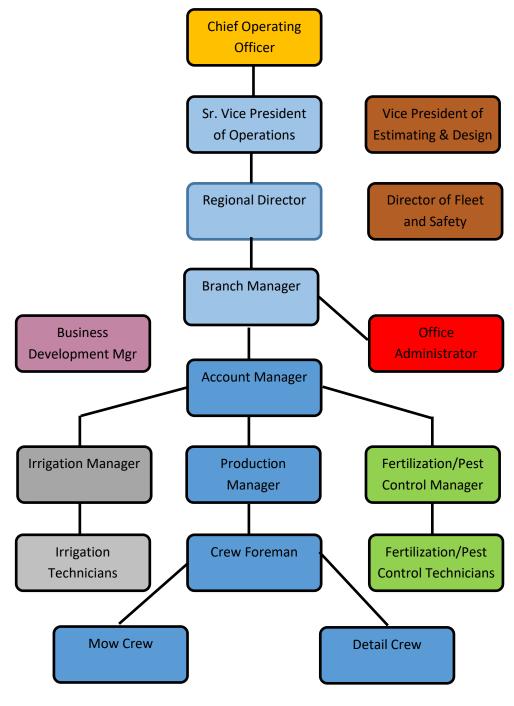
Key Management & Personnel



Personnel

Corporate Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crew members. This structure ensures robust support for our team and delivers top-notch service to our clients. By setting clear expectations, providing training, and fostering a culture of excellence, we empower each member to excel in their role, guaranteeing professionalism and quality in every interaction. Our commitment to accountability not only strengthens internal cohesion but also ensures that clients receive the utmost satisfaction in every project.





Personnel

Meet Your Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

Jason Ackman	Regional Vice President
Oversees all landscape maintenance	e and installation for the central Florida regions.
Brett Perez	Regional Director
Oversees all United Operations in	the Region and Offers Assistance to Local Branches.
	Branch Manager
Thomas Mootz Leads all teams out of the Brandon	Branch. Is responsible for operation at your community.
-Christi Cochran	Account Manager
Onsite Management for all crews a	and primary point of contact for the community.
	Business Development Manger
Kyle DuBois Works with the district to ensure	a smooth onboarding process and secured partnerships.
	Director of Fleet and Safety

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

<u>United Landscapes – Owner</u>

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

I2276 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

I 2276 San Jose Blvd. Ste, 747 Jacksonville, FL 32223 904-829-9255 rleach@unitedlandservices.com linkedin.com/in/ray-leach-8bb505174/

Donnie Cope

Vice President of Operations



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

Experience

2015 - Current

United Land Services - VP of Operations

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

2016 - 2020

Florida Turf Grass - Owner

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

2014 - 2016

Outdoor Concepts - Owner

• Landscape design and construction services for Northeast Florida.

Education

2001 - 2003

A.A. Business Administration and Management

St. John's Community College

Licenses & Skills

- Creativity
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
dcope@unitedlandservices.com
linkedin.com/in/donnie-cope-69677b20/

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

Brett Perez

Regional Manager of Maintenance



Brett serves as our South Florida Regional Manager of maintenance. He has extensive knowledge in the green industry. Brett brings over 16 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Current

United Land Services – Regional Manager

- Achieving business goals and revenue targets.
- Overseeing daily operations, managing budgets, and setting performance objectives.
- Recruiting, training, and supporting branch managers
- Developing and implementing best practices in the green industry
- Planning, evaluating, and optimizing operations to be efficient and costeffective.
- Dealing with escalated customer issues and incident reports.

2023-2023

Benchmark Landscaping -Chief Operating Officer

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws

2021-2023

Inframark Management Services - Area Field Director

- Lead staff by communicating job expectations; planning, monitoring, and appraising job results;
- Design, develop, implement strategic site standards to address the Company's standards and client requirements.
- Instructing field crews on season specific work such as fall pruning, fertilizations, weed treatments, mulching, etc.

2015-2021

Yellowstone Landscape -Branch Manager

2013-2015

Austin Outdoor -Branch Manager

2010-2012

Buckhorn Springs Golf and Country Club -Golf Course Superintendent

Education

B.S. of Science Turf Science

University of Florida

Licenses & Skills

- Organization
- Problem solving
- Teamwork
- Leadership

Contact

813-784-1162

bperez@benchmark landscaping fl.com

Thomas Mootz

Branch Manager



Thomas has been in the Green Industry for 23+ years. He has an extensive background and experience in landscape management. Thomas takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023- Present United Land Services – Branch Manager

- Ensure that the quality and efficiency of our landscape maintenance programs meets clients and company standards
- Manages the Tampa branches and key accounts to implement quality, consistency and safety.
- · Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the Account Managers on a daily basis to ensure our properties are receives the attention needed and requested by clients

2021-2023

Benchmark - Operations, Irrigation and Enhancement Manager

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- · Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention.
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts

2008-2021

Nuleaf - Account Manager, Irrigation and Enhancement Manager

- Manage all personnel needs, and HR related matters•
- Scheduling equipment maintenance, truck processes to maximize daily efficiencies, safety training, and company morale
- Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Created schedules for personnel, including PTO related matters•

Education

2002-03 University of Wisconsin Baraboo, WI

Licenses & Skills

- Irrigation Install and Maintain
- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

407-460-9646 tmootz@unitedlandservices.com

Cristi Cochran

Account Manager



Cristi has over 30 years experience in the industry. She will serve as the primary contact for United Land Services clients. She builds and sustains long-

-term relationships, focusing on both client retention and ancillary upgrades. while providing oversight for field operations. Cristi supervises the Production Manager, who directly manages all field operations and Crew Leaders. As a unified group, they are responsible for coaching and developing team members.

Experience

2023 - Present

United Land Services Account Manager

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

2020-2023

Merit Landscape Solutions of Texas – Branch Manager

- Hired, trained and developed maintenance crews to work efficiently and safely.
- Used the latest industry technology and applications to manage teams, schedule crews, calculate and track hours to keep budget.
- Manages the branch and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- · Oversees the operations, irrigation and fertilization departments

2019-2020

Rolling Green Landscape – Operations Manager

2016-2019

LandCare - Branch Manager

2015-2016

LandCare Account Manager

2012-2015

Brightview Account Manager

2010-2012

Brickman Project Director

Licenses & Skills

- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

904-557-6412

ccochran@unitedlandservices.com







Closing the Communication Gap

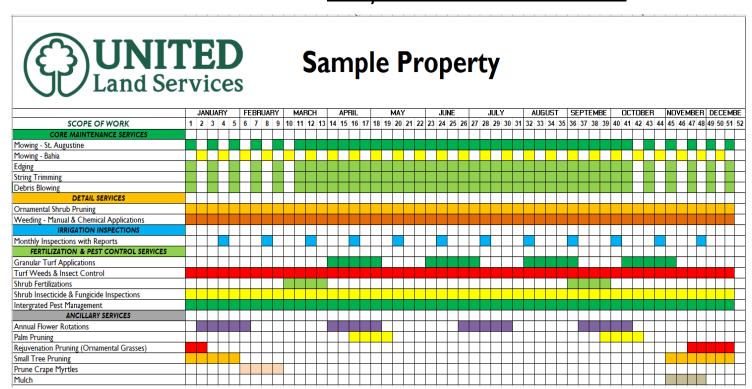
Alignment, Execution & Building Partnerships



Agronomics and Irrigation Inspection Reports



Yearly Service Calendar Guideline

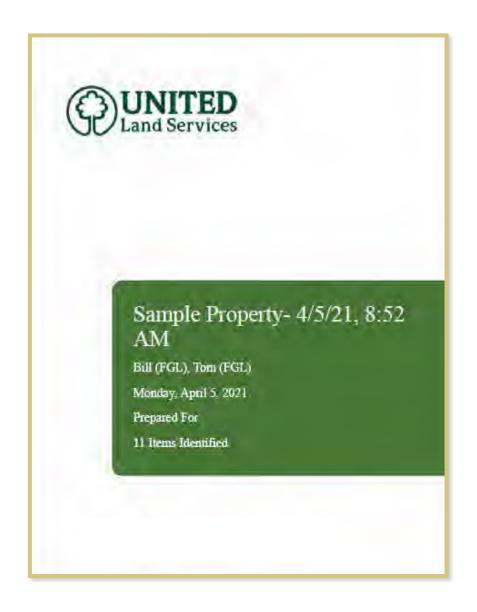




Closing the Communication Gap

Alignment, Execution & Building Partnerships

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





SAMPLE

Closing the Communication Gap

Alignment, Execution & Building Partnerships





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



Issue 2 Remove Mags on Cody Chase



SAMPLE

Issue 5 Queen Palm on 46A dead from Ganoderma



Declining Washingtonian on Cody Chase



Issue 6
Possible irrigation issue on Podocarpus along 46A units



Issue 4 Remove staking kit



Replace declining Pittisporum with turf



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

Page 3 of 4



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.





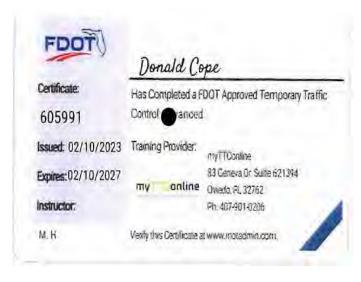




Certification

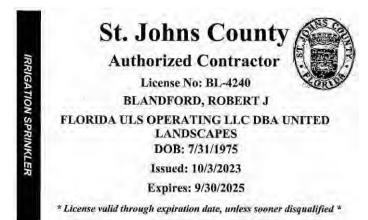
Your Agronomics and Irrigation Specialists















Certification

Your Agronomics and Irrigation Specialists







Certification

Your Agronomics and Irrigation Specialists

	W-9		or Taxpayer ber and Certification	Give Form in the				
		Batawww.impowForm#9 tovi	of sections and me labor information	send to the IRS				
	I November 1	(uic is = 3) = inf (n = 1 inglitus) = 1	CONTRACTOR DESCRIPTION OF THE CONTRACTOR OF THE PARTY BELLEVILLE.					
	Florida ULS Operating LLS							
	2 Survey from and America 2 and by your of 31 months are							
2	British Land Services							
8		Leader December 1990 May 1						
	() measured por trial resolution ()	Seep armost sy						
1	F laments	See de la Richardin						
At the districtions	a day a see for	use tree						
Ţ	Deserting.							
7	Name of the Owner	for a superior	100000000000000000000000000000000000000	K schoolstelle				
	12705 1 123							
п	Jacksonville, FL							
- 61	The stranged							
:4:	2 - 1							
de	to the same trans		And so With Alice 201	(deplicable) with				
100	Certification in the control of the	entropic districts and a combined con- partition. The proper secure of the con-par- central properties of the con-par- central properties and the con- partition of the con-	Alta en Whall Almesta Emare a E control an entrol for common or bits and a control and an entrol for common or bits and a control and an entrol for common or bits and a	- 2 4 9 7 9 2 5				
edia di	Certification in the control of the certification in the certification i		Alto see While Name and State of State	ad a most of the second of the				
ign ign	Certification in the control of the certification in the certification i	Bed Definition of the control of th	Also see While Name and Emission of Emissi	ad produce of the control of the con				
in and and and and and and and and and an	Cartical Cartic	COMPANIES OF THE PROPERTY OF T	Also see White Name and I Share a See of the control of the contro	ad a more as a series of the s				
ign derection	Certification Certif	Continue to the continue to th	Alto see While Name and Emission a E Company or see any for a manager of the second or of	A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T O I S A B T				
ign ign ign	Certification Certif	en control of the con	Alto see White Name and Emails a E compared and a second and a secon	A 9 7 9 1 5 Ad a money and a second at 1 a				
ign ign tere	Certification of the control of the	Control of the contro	Also see Which Aline and See See See See See See See See See Se	AND THE STATE OF T				
and some state of the state of	Certification Certif	Control of the contro	Also see White Almest at 15 a 5 a 5 a 7 a 7 a 7 a 7 a 7 a	AND THE STATE OF T				
and	Certification of the control of the	Comments of the comments of th	Also see White All means of Emerge and a Second of the control of	The second of th				
agn tere	Cartillaria Carti	Control of the contro	Also see White Almest at 15 a 5 a 5 a 7 a 7 a 7 a 7 a 7 a	A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T 9 I 5 A B T				

SANTHOSHC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/25/2025

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

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

PRODUCER License # 0C36861	CONTACT Stephanie Kearney				
New York-Alliant Ins Svc Inc 101 Park Ave 14th Fl	PHONE (A/C, No, Ext): FAX (A/C, No):				
New York, NY 10178	E-MAIL ADDRESS: stephanie.kearney@alliant.com				
	INSURER(S) AFFORDING COVERAGE	NAIC #			
	INSURER A: Federated Mutual Insurance Company	13935			
INSURED	INSURER B:				
Florida ULS Operating LLC 12276 San Jose Blvd	INSURER C:				
Suite 747	INSURER D:				
Jacksonville, FL 32223	INSURER E:				
	INSURER F:				
COVERAGES CERTIFICATE NUMBER.	DEVICION NUMBER.				

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER

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

INSR LTR	NSR TYPE OF INSURANCE		ADDL	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s	
Α	Х	COMMERCIAL GENERAL LIABILITY					· · · · · · · · · · · · · · · · · · ·	EACH OCCURRENCE	\$	1,000,000
		CLAIMS-MADE X OCCUR	Х		1855494	3/31/2025	3/31/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	100,000
								MED EXP (Any one person)	\$	Excluded
								PERSONAL & ADV INJURY	\$	1,000,000
	GEN	N'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$	2,000,000
	Χ	POLICY PRO- JECT LOC						PRODUCTS - COMP/OP AGG	\$	2,000,000
		OTHER:							\$	
Α	AUT	OMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000
	Χ	ANY AUTO			1855494	3/31/2025	3/31/2026	BODILY INJURY (Per person)	\$	
		OWNED SCHEDULED AUTOS ONLY						BODILY INJURY (Per accident)	\$	
		HIRED NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
									\$	
Α	Χ	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	\$	10,000,000
		EXCESS LIAB CLAIMS-MADE			1855495	3/31/2025	3/31/2026	AGGREGATE	\$	10,000,000
		DED RETENTION\$							\$	
Α	WOF	RKERS COMPENSATION EMPLOYERS' LIABILITY						X PER OTH- STATUTE ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE		ECUTIVE Y/N N/A 1855496 3/31/2025 3	3/31/2026	E.L. EACH ACCIDENT	\$	1,000,000			
	(Mar	ndatory in NH)	N/A					E.L. DISEASE - EA EMPLOYEE	\$	1,000,000
		s, describe under CRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Re: Ft. Pierce Branch.

Verano #1 Community Development District is an Additional Insured Subject to the Conditions of the Additional Insured - Owners, Lessees or Contractors -Automatic Status when required in Construction Agreement with you Endorsement for General Liability.

CERTIFICATE HOLDER

Verano #1 Community Development District 5385 N Nob Hill Rd. SAMPLE Sunrise, FL 33351

AUTHORIZED REPRESENTATIVE

CANCELLATION

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.



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.













Phased Development Strategy

Plan of Action

Phase I (Days I-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.







SCOPE OF SERVICES

PART 1 GENERAL LANDSCAPE MAINTENANCE

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

MARCH 1 – NOVEMBER 1 – Once a week NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 - 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each moving should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½") to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor's mowing equipment within forty-eight hours from the time the damage is caused at the contractor's sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the Berry Bay Landscape Maintenance and Irrigation Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING (if applicable) - All ponds (if applicable) identified as such on the overall Berry Bay Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's

reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Berry Bay. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

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

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

- **MAINTENANCE OF PAVED AREAS** All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.
- 6) CLEAN UP At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.
- 7) REPLACEMENT OF PLANT MATERIAL Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.
- 8) If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.

PART 2 FERTILIZATION

The contractor shall follow all provisions of the Hillsborough County Fertilizer Ordinance and Regulation (Fertilizer Ordinance 21-42), as they may be amended from time to time, in addition to the Environmental Protection Commission (EPC) Rules 1-15. It is further recommended that those practices outlined in the Pasco County Fertilizer Rule be followed. Highlights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

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

All St. Augustine Sod:

February A complete fertilizer based on soil tests + PreM

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H2O/1,000 SF)

August SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

October A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March A complete fertilizer based on soil tests + Pre M

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)

June SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

August Apply Supplemental Iron sulfate or chelated iron in liquid applications

October A complete fertilizer based on soil tests

All Paspalum Sod:

March A complete fertilizer based on soil tests + PreM April N (Soluble Nitrogen applied at .5 lbs. N/1000 SF

May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July A complete fertilizer based on soil tests

August Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H2O/1000 SF). If Fe is

applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use

the container label recommended rate of an iron chelate.)

September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF November A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

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

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

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

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

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

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

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

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

PALM FERTILIZATION:

All Palms shall receive 1½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg MUST be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3 PEST CONTROL

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

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

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

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

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

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

FIRE ANT CONTROL

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

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

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

Pest Control shall be included in the Contract Amount.

PART 4 IRRIGATION SYSTEM MONITORING AND MAINTENANCE

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

A. Irrigation Controllers

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

B. Water Sources

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

C. Irrigation Systems

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

D. Report

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

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

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

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

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

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

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

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

PART 5 INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

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

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

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

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

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

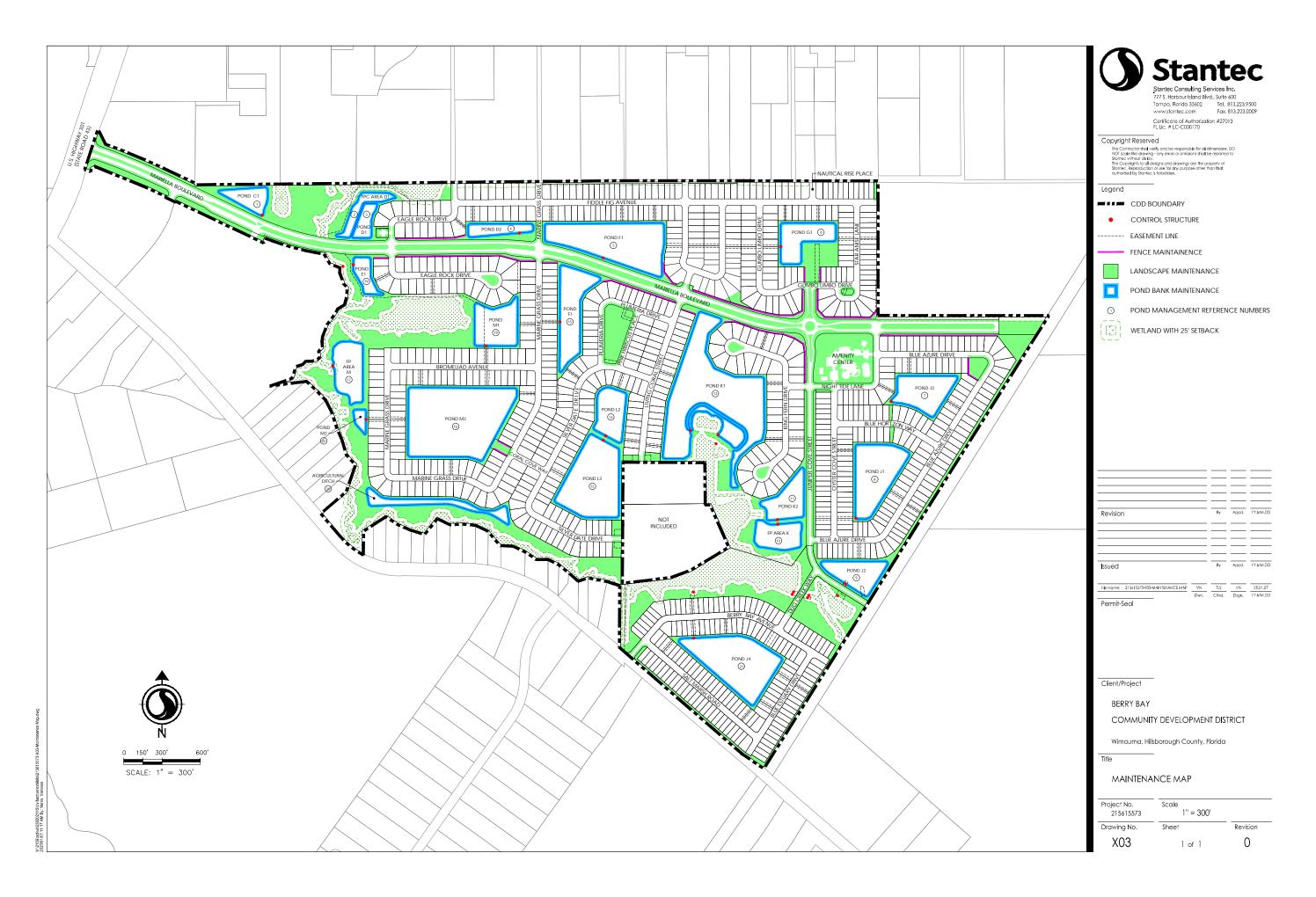
PART 6 ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately sixty five hundred (6500) annuals in 4" containers up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and <u>monthly slow-release</u> nutritional requirements. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation <u>at no additional cost</u> <u>to District</u>, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.





Berry Bay RFP

Evaluation Criteria

Pricing

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

EVALUATION CRITERIA

(25 Points Possible) (Points Awarded)

manager and other sp manage this project;	pecifically train proposed staff	ned individuals who will manag	gned personnel, including the project ge the property; present ability to es certification, technical training, fications, etc. with bid.)
Management and Supe	ervisory Persor	<u>nnel</u>	
Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Donnie Cope	11	VP of Operations	Oversees Operations
2. Brett Perez	14	Regional Operation Manager	Oversees Operations in Tampa area
3. Thomas Mootz	26	Branch Manager	Oversees operations at branch.
4. Cristi Cochran	31	Account Manager	Oversees Crews and Client Communication
5. William Jeffry	3	Production Manager	On-Site with Crews
2 Supervisor	ce and Irrigations, and 2 t will be utilize		minimum; 5 laborers, 3-4 days lition, list any personnel with ticide, herbicide application,
Name 1. Thomas Mootz	Years Exp.	Position/Certifications Branch Manager/IFAS/BPM	Duties and Responsibilities M Oversees Branch Operations
			Oversees Crews and Communicaion
2. Cristi Cochran	31	Account Manager/BPM	
3. William Jeffry	3	Production Manager	Oversees Crew Efficiency on Property
4. Khistian Perez	15	Irrigation Manager	Manages Irrigation Team

Personnel

1.

2.	Experience	(25 Points Possi	ible) ((l	Points Awarded)
	(E.g., past & current record and experience previously awarded to the firm; past performatory of all equipment, etc.)					
1.	Project Name/Location: Waterset CDD					
	Contact: John ToBorg Contact Phor	e: 813-933-557	71			
	Project Type/Description: CDD Apollo	Beach, FL.				
	Dollar Amount of Contract:\$500,000					
	Your Company's Detailed Scope of Service Custom landscape maintenance plan, hortic	s for Project: ulture				
	services, turf and shrub fertilization, pest con	ntrol, irrigation m	anager	nent, sm	all construction,	annual
	installation, mulch applications, palm prur	ing, OTC injection	ons, en	hancem	ent projects.	
	Duration of Contract: START DATE: Janu	nary 2025 E	END D	ATE:	current	
2.	Project Name/Location: Harbour Isles CI	DD				
	Contact: Angel Montagnas Contact Phor	e: 813-576-97	748			
	Project Type/Description: CDD, Apollo	Beach, FL.				
	Your Company's Detailed Scope of Service					
	Custom landscape maintenance plan, hort				_	
	services, turf and shrub fertilization, pest co	ntrol, irrigation n	nanage	ment, sr	nall construction	, annual
	installation, mulch applications, palm pru	ning, OTC injecti	ions, er	hancem	ent projects.	
	Duration of Contract: START DATE: Octo	ober 2023 E	END D	ATE:	current	
3.	Project Name/Location: Champions Gate	e and Country Clu	ub			
	Contact: Christina Inkrott Contact Phor	e: <u>407-619-693</u>	36			
	Project Type/Description: <u>HOA and high</u>	-end Country Clu	ub com	munity		
	Dollar Amount of Contract: \$980,000					

Experience cont.	
services, turf and shrub f	Pertilization, pest control, irrigation management, small construction
annual installation, mulc	h applications, palm pruning, OTC injections, enhancement proje
Duration of Contract: S7	TART DATE: April 2022 END DATE: current
Project Name/Location:	Celebration CDD
_	gna Contact Phone: 727-638-0268
	n: CDD Celebration, FL.
Dollar Amount of Contr	
	ed Scope of Services for Project: Custom landscape maintenance
	and shrub fertilization, pest control, irrigation management, small
enhancement projects.	
Duration of Contract: S7	ΓART DATE: 2023 END DATE: current
Duration of Contract: S7 Project Name/Location:	ΓART DATE: 2023 END DATE: current
Duration of Contract: S7 Project Name/Location: Contact: Kyle Darin	Magnolia Park CDD Contact Phone: 321-263-0132
Duration of Contract: ST Project Name/Location: Contact: Kyle Darin Project Type/Description	Magnolia Park CDD Contact Phone: 321-263-0132 n: CDD Riverview, FL.
Duration of Contract: ST Project Name/Location: Contact: Kyle Darin Project Type/Description Dollar Amount of Contr	Magnolia Park CDD Contact Phone: 321-263-0132 n: CDD Riverview, FL.
Duration of Contract: ST Project Name/Location: Contact: Kyle Darin Project Type/Description Dollar Amount of Contraction	Magnolia Park CDD Contact Phone: 321-263-0132 n: CDD Riverview, FL. act: \$225,000
Duration of Contract: ST Project Name/Location: Contact: Kyle Darin Project Type/Description Dollar Amount of Contract Your Company's Detailed	Magnolia Park CDD Contact Phone: 321-263-0132 n: CDD Riverview, FL. act: \$225,000 ed Scope of Services for Project:
Duration of Contract: ST Project Name/Location: Contact: Kyle Darin Project Type/Description Dollar Amount of Contract Your Company's Detailed Custom landscape main services, turf and shru	Magnolia Park CDD Contact Phone: 321-263-0132 n: CDD Riverview, FL. act: \$225,000 ed Scope of Services for Project: intenance plan, horticulture
Duration of Contract: ST Project Name/Location: Contact: Kyle Darin Project Type/Description Dollar Amount of Contract Your Company's Detailed Custom landscape main services, turf and shru	Magnolia Park CDD Contact Phone: 321-263-0132 n: CDD Riverview, FL. act: \$225,000 ed Scope of Services for Project: intenance plan, horticulture ub fertilization, pest control, irrigation management, small constru

Experience cont.

An additional five **(5) points** will be awarded to all proposers with previous Landscape Maintenance and Irrigation experience with CDDs within the past three (3) years.

33 | P a g e

Has	your company had p	revious Landscape M	Taintenance ar	ıd Irrigation e	xperience with other
Com	nmunity Developmen	Districts within the	past three (3)	years? YES	_XNO
If ye	es, please fill in inform	ation below:			
Proje	ect Name/Location:	Please see the 5 CDI	communites l	isted in the 5 sp	oots above.
Cont	tact:	Phone:		\$ amt.:	
You	r company's Scope of	Services for Project: _			
Dura	ation of Contract: STA	RT DATE:	ENI	D DATE:	
	(5 P	oints Possible) (Points Awa	arded – This is	s either "0" or "5")
3.	Understanding Sc	ope of RFP	(20 Points	Possible) (Points Awarded)
spec	ested? Does it provid ifications, pricing, sch	eduling, staffing, qual	quested by the ifications, etc.?	District includi Have all docu	
4.	<u>Price</u>		(20 Points	Possible) (Points Awarded)
BE C ANY upon	the Scope of Services CONSIDERED WHEN Y ANNUAL RENEWA	(the Contract Amount N AWARDING POIN ALS. All other propos des the low bid by the). AN AVERAGES FOR PRICI SETS WILL TECEIVE PROPOSER'S BID	GE OF ALL Y NG - THE INI a percentage of	
point numi 15.83 then	ts. Contractor "B" turn ber of points possible 5 of 20 possible point	s in a bid of \$265,000 (20). (210,000/265,00) s. Contractor "C" turn tumber of points possi	0. Bid "A" is div 0) x 20 = 15.85 s in a bid of \$4	vided by Bid "I , therefore, Co 25,000. Bid "A	I will receive the full 20 B" then multiplied by the ntractor "B" will receive A" is divided by Bid "C" x 20 = 9.88, therefore,
5.	Reasonableness of	ALL Numbers	(5 Points P	ossible) (Points Awarded)
	Up to five (5) points (including, but not lind measurements) provide	nited to fertilizer quar	ntities, mulch qu		numbers, quantities & ased on Contractor's
	Proposer's Total S	core (100 Poin	ts Possible)	(Po	oints Awarded)
					34 P a g e

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

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

PART 1	
General Landscape Maintenance and Irrigation	\$ <u>297,872</u>

Yr.	

Fertilization (All labor and materials)

\$ 41,397 Yr.

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

	ST. AUG	GUST	INE (per specification	ns in I	Part 2)		
MONTH	FORMULA	API	PLICATION RATE		TAL POUNDS	(COST PER
		(]	LBS. N/1000 SF)	PRODUCT TO BE		AP	PLICATION
				APPLIED			
February	24-2-11	4lb	/1000sqft	3,4	30 lbs	\$5,	518
April	Resolute 4floz@.75lb ai/a, 12-0-0	.550	oz/1000sqft/8oz/1000sqft	3.68	gal, 53.6 gal	\$5,	518
May	10-0-11	11b/	1000sqft.	857	7lbs	\$:	5,518
July	12-0-0 Chelated Iron	8oz/	1000sqft.	53	gal	\$5.	,518
August	12-0-0 Chelated Iron	80	z/ 1000sqft.	53	gal	\$5	5,518
October	24-2-11		lb/1000sqft		130 lbs	\$5	,518
	PASP	ALUI	M (per specifications i	in Par	t 2)		
MONTH	FORMULA		PLICATION RATE		OTAL POUNDS	COST PER	
		(1	LBS. N/1000 SF)	PR	ODUCT TO BE	APPLICATION	
				APPLIED			
	Our Team does not recon	mend	fertilizing this turf.				
		HIA (per specifications in l				
MONTI	H FORMULA		APPLICATION RA		TOTAL POUN		COST PER
			(LBS. N/1000 SF	\mathbf{F}	PRODUCT TO	BE	APPLICAT
			,		APPLIED		ION
	Our Team does not recommend fertilizing un-irrigated bahia turf.		d bahia turf.				
			John Hill Her Hill Hill Hill Hill Hill Hill Hill Hil				
			1				
.							
	1				l		l

	ORNAMENTALS (per specifications in Part 2)							
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE	COST PER APPLICATION				
		(EDS. 17 1000 S1)	APPLIED	THI EICHTION				
March	8-10-10	1.5lbs/100 sqft.	1,571 lbs	\$2,163				
May*	8-10-10	1.5lbs/100 sqft.	1,571 lbs	\$2,163				
October	8-10-10	1.5lbs/100 sqft.	1,571 lbs	\$2,163				

PALMS (per specifications in Part 2)							
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER			
		(LBS. /PALM)	PRODUCT TO BE	APPLICATION			
			APPLIED				
March	8-2-12 +FeMnMg	1.5 lbs/ 100 sqft.	230 lbs	\$450			
May*	8-2-12 +FeMnMg	1.5 lbs/ 100 sqft.	230 lbs	\$450			
September	8-2-12 +FeMnMg	1.5 lbs/ 100 sqft.	230 lbs	\$450			
November	8-2-12 +FeMnMg	1.5 lbs/ 100 sqft.	230 lbs	\$450			

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

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

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

Pest Control	(All labor and materials)	\$	8,000	Yr.
		(if entire	pesticide allowance	e is required) *

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

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

OT	C Injecti	ons (All labor and materials)
\$	NA	/Yr. (based on quantities below)
(O)	C injecti	ions per specs - do not include in Grand Total

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
ULS does not reom	mend OTC inje	ctions for		
			·	

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Highlighted Landscaped Areas Designated as Parks and clubhouse as described in Scope of Services. \$ 650/acre /.

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

23 | Page

Irrigation (All labor and materials)	\$	28,800	<u>/</u> Yr.
PART 5	4 9 6 11	,	
Based on quantities determined by Contra Contractor shall install:	ctor's field	measurements a	it time of biddin
600 CY Medium Pine Bark Mulch per sp	ecs for top-dre	essing at \$65	/CY
Installation of Pine Bark Mulch (medium) (Alado not include in Grand Total)	l labor and ma	aterials) \$39,00	<u>/</u> Yr.
Each top-dressing shall lea			
The DISTRICT reserves the right to subcor	itract any mu	defing event to a	<u>n outside vendor</u>
			24 D o o

Annual Installation (All labor and materials)

The District reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install approximately 6500 (4" pots) annuals up to four (4) times per year per specs at the direction of the District at $\frac{2.50}{\text{Annual}}$

\$ 16,250 /rotation

\$ 65,000 /Yr. (if all rotations are performed - do not include in Grand Total)

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

\$ 376,069 /Yr.	
FIRST ANNUAL RENEWAL	\$
SECOND ANNUAL RENEWAL	\$
THIRD ANNUAL RENEWAL	\$
Contractor/Firm Name United Land Service	S
Firm Address 4195 62nd Ave N.	
City/State/ZipPinellas Park	
Phone Number 813-476-0304 Fa	x Numberna
Name and Title of Representative Kyle DuBo (P Representative's Signature	ease Print)
Date 6.10.25	
ADDENDA – Bidder acknowledges the receipt of	Addendum No.'s
1. <u>na</u> 2. <u>3</u>	4 5
Dated this10th	day of, 2025

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

PROPOSER: _____ DATE:

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
Please see a	ttached equipment for Berry Bay CDI	D.	



Method and Approach

Equipment List Berry Bay CDD

Equipment	Amount
Chevy Silverado 2500 CC	2
Chevy Silverado 1500 CC	I
Irrigation Van	1
Utility Trailer 8x20	0
Open Landscape Trailer 20'	3
72" John Deere Z960M	2
54" John Deere Q850M	2
John Deere Gator HPX615E - 2 Seat	I
Stihl BR600 Blower	5
Stihl FC 91 Edger	4
Stihl FS 91 Weedeater	4
Stihl Shear - Long	2
Stihl Shear - Medium	3
Stihl Power Pruner	1
Ride on Blower	ı
Z-Spray	I
Stand on Spreader	I



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



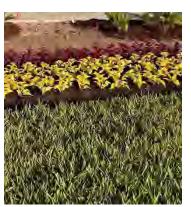
United We Grow!



Uniting partners through exceptional landscape services









ATLANTA + CHARLESTON + DESTIN + NASHVILLE + SAVANNAH + TAMPA

PROPOSAL FOR PARTNERSHIP











UNMATCHED IN THE INDUSTRY

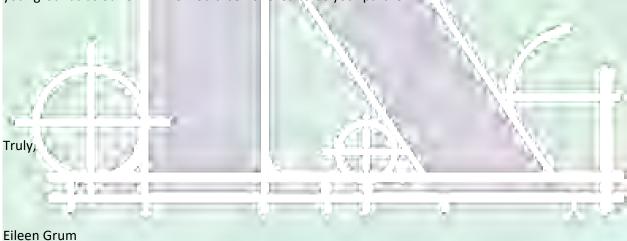
June 16th, 2025

RE: Berry Bay Community Development District Landscape Maintenance Services

As the landscape service provider for Berry Bay, Russell Landscape's primary objective will be to enhance the experience of all those who encounter the district through sound economical delivery of landscape management services and to ensure all residents, guests, and employees return home safely each day. We are well versed in working on similar high profile and expansive sites, clear of the level of expectation, and capable of delivering it. Working in concert with Inframark to manage and enhance the grounds through a systematic phased approach will be a principle focus for Russell Landscape. We are prepared to deliver a general outline of our plan and would welcome a chance to present.

Clear communication will be key in the day-to-day management and continual improvement of the district's landscapes. Our dedicated account manager will conduct evaluations of the property before and after service, noting any unique landscape maintenance items for completion over the next service as well as any issues with structures, safety, lighting, parking, or anything of note the district should be aware of. Any issues will be communicated to district management as needed. These evaluations will be key in driving the quality and continual improvement of the district's grounds as well as addressing concerns in a timely manner.

As one of the largest commercial landscape companies in the southeast, we have a vast amount of support available beyond the crews dedicated to the management of the Berry Bay grounds. In the unusual event of severe storms, surprise events, or other unknown need, our staff of over 700 will always be available to get across whatever finish line presents itself. With all the daily challenges the management of the district presents, you can feel confident Russell Landscape will assume ownership of your grounds as our own. We would be honored to be your partner.



Business Development

Russell Landscape Florida, LLC

COMPANY HISTORY

Founded in 1987 by Dr. W.E. "Bill" Russell, Russell Landscape is a family operated commercial landscape company. Based in Sugar Hill, Georgia, it has grown to be one of the largest landscape firms in the southeast. Russell Landscape offers a complete scope of diverse landscape services catering to master planned communities, municipalities, community improvement & development districts, commercial buildings, retail centers, schools, homeowners' associations, and townhome and condominium communities. These services include landscape design and installation, hardscapes, irrigation, maintenance, chemical, and technical services. Russell Landscape has received numerous awards from the Urban Agriculture Council, for projects both installed and maintained. The company has consistently been listed in the Business Chronicle's best commercial landscape contractors for more than 20 years and is also listed in the top 40 landscape contractors in the country. Russell Landscape has been fortunate enough to provide maintenance and installation services to numerous master planned communities, corporate campuses, and high-profile sites throughout the southeast including the SanDestin Owner's Association, the Cumberland Community Improvement District, the University of South Florida, Kennesaw State University, and the Hilton Sandestin Beach Golf Resort & Spa, just to name a few.

Russell Landscape produced approximately 76 million dollars in annual landscape revenues in 2024 while providing landscape services to over 1,400 properties. At Russell, we take pride in our work and are committed to providing our customers with the highest level of professional, personalized services available in the industry. Our goal is to create a memorable and impactful environment for all users while ensuring minimal disturbance to users and distraction to our customers. Russell Landscape's vast support system is populated with highly educated and trained landscape professionals specializing in each facet of our business. We take great pride in the people that represent our company and the approximately 700 Russell Landscape employees have the full support of one of the southeast's largest family operated landscape contractors. The company, its ownership, and team of employees have always strived to be good stewards to the community and the environment. Each year Russell Landscape donates a great deal of time and resources to raise funds for different sectors of the community. The company is also highly focused on issues relating to clean water, conservation, and the protection of our environment. We are involved with the U.S. Green Building Council, Urban Agriculture Council, various Water Councils, and the Clean and Beautiful Campaigns. Our ownership and executive team believe these initiatives and affiliations help create a specific company culture in which every employee strives toward the same goal, which translates to delivery of the highest level of service available in the industry.

LOCAL CONTACTS & BERRY BAY TEAM:

Shawn LaRue, Regional Manager of our Florida operations, holds a Bachelor of Science in Plant and Soil Science from the University of Tennessee and a Master of Business Administration degree from Keller Graduate School of Management. Shawn is also and is a licensed Florida irrigation contractor and pesticide applicator. He has worked in the landscape industry for 23 years with some of the largest names in commercial landscape contracting in the country. In 2008, knowing his heart was in the landscape business, he decided to hang out his own shingle, opening Horticulture Services Group in Fort Walton Beach, Florida. After years of discussions and knowing the strength the two organizations would have together, he and Teddy Russell realized the time was right and merged in February of 2022. Shawn's nearly 20 years of experience and history successfully owning/operating a landscape company in Florida has provided him with priceless knowledge that he utilizes daily in the quest to proactively manage the needs of our team and our customers. Shawn is available via email at shawnleRussellLandscape.com or cell phone at 850-603-9783.

Greg Pittman, Branch Manager, will be overseeing the management of Berry Bay. Greg is an invaluable resource and team member at Russell Landscape, with over 11 years' experience as an Agronomist, 5 years of experience in commercial landscape for a total of 17 years in the industry. Greg has been with Russell Landscape for over 4 years and continues to put a great deal of effort into continually educating himself on the constantly evolving technology and products in the related fields. This dedication and experience have earned the respect of his peers and superiors and shaped him into the strong leader and customer service expert he is today. Greg can be reached via email at GregP@RussellLandscape.com or cell phone at 470-642-8316.

David Both is an experienced Landscape Account Manager with a deep passion for transforming outdoor spaces. With over 15+ years in the industry and multiple certifications including both GI-BMP and FCHP, David brings extensive expertise in project management, client relations, and sustainable landscape solutions. Known for delivering high-quality results, David excels at overseeing projects from concept to completion, ensuring each landscape not only meets but exceeds client expectations. David can be reached via email at davidb@russelllandscape.com or cell phone at 941-713-1766.

Stephen Alvarez has been with the Tampa branch of Russell Landscape for six years, serving as an outstanding Production Manager. He brings 10+ years of horticultural experience in the landscape industry, where his deep knowledge and hands-on leadership consistently contribute to the success of our projects. He reports directly to the Account Manager, David Both (bio above), and plays a key role in overseeing the day-to-day operations and ensuring quality standards are met.

Roberto "Paz" Rivera has been a valued member of our company for over 20 years. As our Enhancement Crew Leader, he plays a specific leadership role within this division. He oversees a range of important projects, including installations of seasonal color, sod replacement, tree work, and site clean-ups, consistently ensuring quality and efficiency across the board. Paz reports directly to David.

Jason Alzamora, Horticulture Production Manager, oversees supports service operations, including our irrigation management program. He has over 15 years of experience in landscaping and is a certified arborist, which provides valuable expertise in tree care. In addition to his daily responsibilities, he also manages the enhancement division. In addition, Jason is also OSHA certified. Jason reports directly to David.

Delfino Agustin, Senior Account Manager, will be handling the day-to-day management of the Berry Bay CDD. Delfino has over 20+ years of experience with commercial landscape management, a vast plant identification knowledge, and holds multiple licenses. Delfino brings a wealth of knowledge and a results-driven mindset to his role as Russell Landscape Account Manager. With a sharp eye for detail and a deep understanding of both horticulture and client service, Delfino is known for transforming challenges into opportunities and consistently exceeding expectations. Whether it's navigating the complexities of high-profile communities or enhancing curb appeal, Delfino leads with professionalism. Delfino can be reached via email at delfinoa@russelllandscape.com or cell phone at 941-414-1986.

CORPORATE CONTACTS:

Brandon Thomas has been our company Vice President of Operations since 2007 and has been a part of the Russell team since 2000. He holds a Bachelor of Science in Landscape Horticulture Degree from Auburn University, Class of 1999. He has over 20 years of experience in the landscape industry and is a Certified Landscape Professional. He is also a member of the Turfgrass Association, the Urban Agriculture Council, and the Community Association Institute. Brandon will oversee the service and management of Berry Bay at the company leadership level and will be available via e-mail at BrandonT@RussellLandscape.com or cell phone at 770-391-8068.

Josh Camp, Vice President – Maintenance and General Manager, will be integrally involved with the day-to-day management of Berry Bay. He is a graduate of the Abraham Baldwin Agricultural College, holds a degree in Turf Grass and Golf Course Management and has worked in the commercial landscape industry for over 20 years. Josh exemplifies our dedication to hiring the best and brightest in the industry. He joined the Russell Landscape team in 2015 as an account manager and quickly rose through the ranks to the leadership position he holds today. His experience includes horticulture services, landscape installation, floriculture services, irrigation services, commercial maintenance, and landscape enhancement services. Keeping the client's expectations at the center of his focus while always delivering a quality product has endeared him to his customers and entrenched him as a true leader to his crews and peers. Josh can be reached via email at ioshc@RussellLandscape.com or cell phone at 404-557-5150.

Will Dutton, Director of Workforce Safety and Training, oversees the training and safety protocols that will ensure successful service delivery for Berry Bay. Will's first position held with Russell Landscape was as a laborer on one of our maintenance trucks, but with 30 years of experience under his belt in the commercial landscape maintenance field, he was quickly promoted through the ranks to the management position he holds today. His experience includes horticulture services, landscape installation, floriculture services, irrigation management, and commercial maintenance. Keeping the client's expectations at the center of his focus while always delivering a quality product has endeared him to his customers and entrenched him as a true leader to his crews and peers. Will can be reached via email at WilliamD@RussellLandscape.com or cell phone at 407-399-8602.

Matt Doster is our Director of Landscape Construction and will handle the design, management, and implementation of any large-scale enhancements the district elects to undergo. Matt has an extensive background in landscape construction in the southeast spanning the last 20 years. He joined the Russell Landscape team in 2016 and is now our resident expert in all areas of construction including planting, hardscapes, irrigation, low voltage lighting, and just about any challenge we have run across. His thirst for knowledge and dedication to delivering solutions to the most complex challenges has entrenched him as a leader in the field. Matt can be reached via email at MattD@RussellLandscape.com or cell phone at 678-618-0023.

OPERATIONAL PLAN:

Russell Landscape is well equipped to help and is excited about the prospect of becoming a long-term partner of Berry Bay Community Development District. Immersing ourselves and our operation in the day-to-day activity, community, and culture, will be a joy.

After carefully measuring all landscape areas that comprise the included scope for Berry Bay, Russell Landscape has determined the specific number of man hours required to maintain each individual area as well as all areas as a whole. Each area was measured to determine the specific turf type and square footage, linear footage of edging, seasonal pruning, and leaf removal time as well as mulch and seasonal color square footage.

Russell Landscape will utilize one, six to seven person crew operating in various landscape trucks to accomplish the normal landscape maintenance tasks in the heart of the growing season. We plan to operate in 1, 10-hour days, however, should additional service be required, additional crews will be available on Fridays and weekends to address any additional requests or complete any weekly service visit items that were not completed during the regular service visits. The crews will have a complete set of all necessary maintenance equipment; large mowers, push mowers, metal blade edgers, string trimmers, blowers, and backpack sprayers, as well various hand tools such as any necessary pruning equipment, shovels, tarps, rakes, brooms, etc.

The Russell Landscape irrigation department will handle the monthly wet checks, weekly water source checks, repairs, and reporting. A two-person team will inspect all zones once each month and make all in-contract repairs. Any out-of-contract repairs will be proposed with our report or at the time of need.

All turf, tree, shrub, and groundcover fertilization and pesticide applications shall be performed by the dedicated Russell Landscape horticultural services department whose only focus is plant health. These applications will be applied using our logoed spray vehicles and personnel applying both liquid and granular products at the proper rates per material label and under EPA guidelines and restrictions. Russell Landscape has 6 employees possessing Florida CPO licenses, as well as the necessary licenses from the state to apply as a company.

All Russell Landscape service teams mentioned above will be under the direct supervision of an Account Manager. He will serve as the main point of contact as well as be responsible for the coordination of all activities of Russell Landscape employees. The Account Manager will in turn report to his Branch and Regional Managers, and our Chief Operating Officer. This team of individuals will work seamlessly to ensure all quality expectations are met and exceeded. Biographies are above.

TRANSITION PLAN:

First 30 Days:

- Conduct inspection of service location with the Berry Bay team. Provide typed results of inspection with items to address within the first 30 days by Russell's operational team. Ensure all have a clear understanding of the primary concerns and expectations to ensure site improvement from day one.
- Obtain soil samples of turf from multiple areas for base line reading of pH and soil needs. Depending on soil test results, we will update our recommended turf program for the coming year. Address any broad leaf weeds and grassy weeds in the turf and establish chemical plan for common areas based on existing strand of turf grass.
- Russell's irrigation team will conduct a complete evaluation of any existing irrigation systems checking irrigation heads, valves, controllers, and settings. Check to ensure each controller has automatic rain sensors and zone separation. Note irrigation issues such as broken heads, electrical issues, broken lateral lines or main lines. Provide the Berry Bay team a detailed irrigation inspection report. Detailed irrigation mapping of the system showing main line shut offs, types of heads, zone coverage, and recommendations to improve/reduce water usage can be provided at an additional fee after system functionality has been restored.
- Inspect planting beds, review mulching schedule, and address bare areas in the planting beds. Establish defined bed lines using bed line trencher and shovels incorporating all natural areas and bare spots due to tree cover or other natural cause. Identify/address unsightly plants-and make recommendations, remove dying or dead plants and develop a replacement plan for Berry Bay if desired.
- Seasonal color team to inspect all seasonal color beds, treat insect infested or diseased plants, apply fertilizer, and touch up with fresh mulch. Schedule a meeting with Berry Bay's team to discuss spring color designs and goals for the future.
- ❖ International Society of Arboriculture (ISA) Certified Arborist to conduct a tree inspection, note pruning requirements, insect disease or fertility issues, and make recommendations to address any safety issues. Insure we have building clearance and security lights are not being obstructed by tree limbs.
- ❖ Begin building Integrated Pest Management (IPM) program
- Provide Berry Bay's leadership with our 24/7 contact information, including cell phone numbers and email addresses for contacting our managers in the event of an emergency.
- Take pictures of sites to document existing conditions and to demonstrate improvements moving forward.

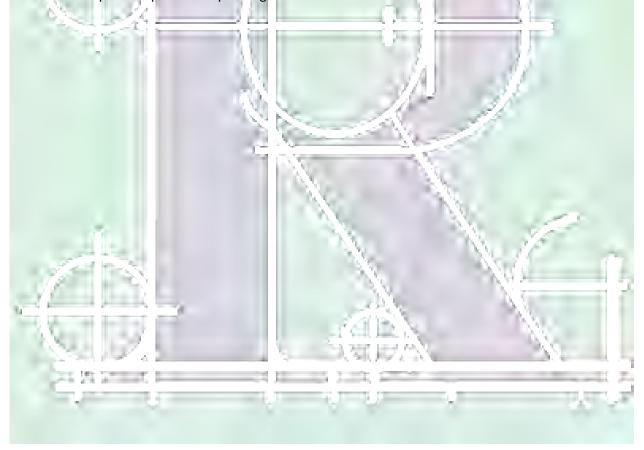
First 60 days:

- Conduct our 2nd inspection with the Berry Bay team to review prior month's results and ensure all items have been addressed. Provide a written report and grade the property from an overall impression to determine focus for the next 30 days.
- ❖ Make recommendations with cost estimates for enhancements to Berry Bay's team for budgeting purposes specifically looking for security issues and visual improvement. Intent is to ensure the overall safety and curb appeal of the community with an agreed plan for execution with the Berry Bay team.

- ❖ Follow up with our seasonal color designs for the next scheduled color install. Seasonal color team to have completed several inspections and treatments by this point. Evaluate progress and make necessary changes in protocol to get results expected.
- Evaluate turf quality and plant health, related to fertility, insect and disease and overall plant vigor. Make necessary changes to plant healthcare program of Integrated Pest Management (IPM) strategy to maximize plant and turf vigor.
- Continue to monitor irrigation systems operational performance. Provide recommendations to adjust systems operations based on input from the maintenance team.

First 90 days:

- Conduct our 3rd inspection with the Berry Bay team, review previous property inspection to insure all items have been addressed. Provide property inspection report and grade the property assessment.
- Monitor success of IPM system and modify as needed to insure plant and turf vigor.
- Seasonal color team to identify any beds in need of rework prior to the next change out so we capture as part of the planting for next season.



SIMILAR COMMUNITIES LIST

The following is not an all-inclusive list, but all have a similar annual contract value to the Berry Bay, are similar product types, and is intended to verify our qualification

- 1. The Sun City Center West Master Association 3 Years Current
- 2. The Sandestin Owners Association 12 years Current
- 3. The Turnberry Owners Association 10 years Current
- 4. The Lake Lanier Islands Lodge & Resort 8 years Current
- 5. The Hilton Sandestin Beach Golf Resort & Spa 6 years Current
- 6. The City of Atlanta 6 years Current
- 7. The City of Norcross 3 years Current
- 8. The City of Smyrna 2 years Current
- 9. The City of Douglasville 2 years Current
- 10. The City of Lawrenceville 11 years Not Current
- 11. The City of Alpharetta 4 years Current
- 12. The City of Savannah 7 years Current
- 13. The City of Hendersonville 5 years Current
- 14. The City of Plant City 2 years Current
- 15. The City of Goose Creek 2 years Current
- 16. The Hamilton Mill Homeowners Association 14 years Current
- 17. The Windermere Homeowners Association 14 years Current
- 18. The Littlebrook Homeowners Association 18 years Current
- 19. The Ridge Homeowners Association 6 years Not Current
- 20. The River Club Homeowners Association 7 years Current
- 21. The Soleil Laurel Canyon Community Association 5 years Current
- 22. The Cumberland Community Improvement District 12 years Current
- 23. The Gwinnett Place Community Improvement District 16 years Current
- 24. The South Forsyth Community Improvement District 3 year Current
- 25. The Buckhead Community Improvement District 3 year Current
- 26. The Lilburn Community Improvement District 5 years Current
- 27. The Aerotropolis Community Improvement Districts 5 years Not Current
- 28. The North Fulton Community Improvement District 9 years Not Current
- 29. The Town Center Community Improvement District 7 years Not Current
- 30. The Sugarloaf Community Improvement District 7 years Current
- 31. The Evermore Community Improvement District 7 years Not Current
- 32. The Metro South Community Improvement District 6 years Not Current
- 33. The Upper Westside Community Improvement District 4 years Not current

REFERENCES:

Ravinia

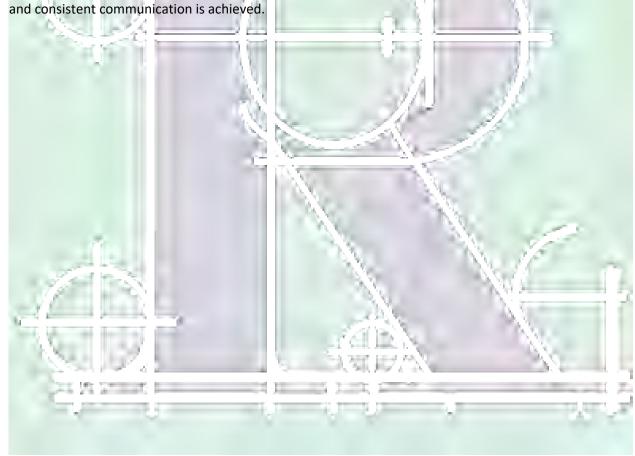
Service Time: 2024 – Present

Jorge Arizmendi 813-610-6960



REPORTS AND ACCOUNTABILITY:

At Russell Landscape we strive to provide both the highest level of available quality and customer service. To that end, we have several internal protocols in place to keep lines of communication open and keep the service level at its highest. We will conduct monthly management coordination meetings and walks of the property with the property manager to evaluate the current condition of the grounds, look at possible enhancement projects, ensure any prior requests have been completed, and hopefully eliminate as many surprises as possible. A written report will be generated from the walk and distributed to the property manager that will serve as our marching orders for the next 30 days and can be used internally by the property manager to update property owners, tenants, and superiors on current conditions and upcoming plans. A sample of this report is below. Additionally, we conduct periodic internal scoring of each property that we then use to evaluate our teams, managers, and crew leaders. These scores are then used as teaching and motivational tools to inspire competition among our teams and give opportunities to celebrate successes. Between these two reporting methods, we ensure several sets of eyes are on each property monthly, proactive solutions are delivered quickly for any emerging issues,





Item 1 Whitestone Way and Middle Fork Trail -Turf overall looks great.

Discuss with crew to fully remove grass clippings during cleanup.



Item 2 Whitestone Way - Remove woody volunteers and control crack weeds.



Item 3
Lochsa Lane - Start discussion to remove lower limbs that are unsightly. One option would be to continue Viburnum on opposite side of fence as a screen for Moore Rd.



Item 4
Moore Rd Entrance - Review azaleas that are defoliated and determine if these should be replaced.



Item 5 Moore Rd - Remove general fallen limbs along natural area along sidewalk.



Item 6
Moore Rd - Continue to control and eradicate Wisteria vines.



Item 7 Moore Rd - Control weeds populating in ground-cover with selective herbicide.

Item 8 April Checklist

- + Apply fertilizer to Bermuda grass & Zoysia grass
- + Apply weed control to turf
- + Prune new growth on shrubs (as needed)
- + Start-up irrigation systems
- + Inspect trees, turf, shrubs for insects & disease, treat as needed
- + Start spring flower installation
- + Apply pre-emergent herbicide to Fescue in late April

Brandon Thomas Russell Landscape

SEASONAL COLOR:

Seasonal color design, installation, and maintenance are paramount to establishing the identity and distinction of all properties. At Russell Landscape we take this to heart and dedicate the necessary resources to ensure seamless communication through the design and installation process and methodically execute our well-honed maintenance and fertilization plan throughout the season to ensure our customers always look their best. Our full-time flower designer will set up a consultation prior to each seasonal rotation to discuss vision, theme, likes, dislikes, successes, and misses from previous years prior to generation of designs. A design will be drawn for each bed, and once complete, a follow up meeting will be scheduled to review. After any necessary revisions and receiving final approval, our dedicated seasonal color crews will handle the installation. After installation, the care of the flowers is now in the hands of our specialized seasonal color management crews along with the oversight of our regular maintenance crews, supervisors, area managers, and executive team. A rigid fertilization schedule and bi-weekly maintenance visits to remove spent blooms, groom accent plants, remove any volunteer growth, and touch up mulch will ensure our success in presenting the best product available in the industry.

DESIGN CAPABILITIES:

The Russell Landscape design department is dedicated to renovation and long-term master planning for our existing customer base. These services are typically provided at no charge to our maintenance customers as an added value to our partnership. The seamless process from design, to implementation to maintenance allows us to move quickly, warranty all material, and provide the best solutions and highest level of quality to our partners. The Russell Landscape design department is currently staffed with 5 degreed landscape architects and led by Scott Tanner who is a registered Landscape Architect in Florida, Georgia, Tennessee, Alabama, North Carolina, and South Carolina. Our team can manage any project of any size from cradle to grave.



EQUIPMENT LIST:

The following equipment and tools are available for utilization in the management of the Berry Bay grounds:

- eXmark 96 inch riding mowers
- eXmark 60 inch walk-behind mowers
- eXmark 48 inch walk-behind mowers
- eXmark 21 inch push mowers
- Toro 60" Reelmaster riding mower
- Trucut 30" walk-behind reel mowers
- Trucut 21" walk-behind reel mowers
- Stihl backpack blowers
- Stihl backpack sprayers
- Stihl weed-eaters
- Stihl stick edgers
- Stihl hedge trimmers
- Stihl gas shears
- Stihl pole chainsaws
- Stihl 21" chainsaws
- Honda pressure washer
- Ventrac aerator
- Little Wonder street blower
- Isuzu 1-ton trucks with 600 gallon spray rigs
- Isuzu 1-ton equipment trucks
- Bed-trenching machine
- Assorted hand tools, shovels, rakes, ladders, etc.

SAFETY

Russell Landscape has a moral and business obligation to provide a safe work environment for its employees, subcontractors, and the public. It is, therefore, the company's policy to abide by the Occupational Safety and Health Standards and to initiate and maintain appropriate practices that promote safety in the work environment.

All our employees and subcontractors are required to attend a weekly safety program. All employees and Subcontractors are also given a company Safety Manual as well as Company Safety Rules upon hire, for their review and signature. These items include, but are not limited to:



Vehicle Safety
Accident Reporting

In addition, all employees are required to wear official Russell Landscape work shirts, khaki work pants, hard toe boots, yellow reflective logoed safety vests, and all appropriate PPE (Personal Protective Equipment) as determined by job specifics.



HIRING AND TRAINING PROCEDURES

A. <u>Hiring and Training Procedures</u>

a. New Hire Procedure

Once a potential candidate has expressed interest in working for Russell Landscape an application is completed and submitted to our Human Resources Manager and an interview is scheduled with the appropriate Branch or Account Manager. After an interview has been conducted and a job offer is extended and accepted, a Russell landscape hire packet is completed by the employee. This packet includes the following:

- i. All required state and federal tax documentation
- ii. I-9 employment eligibility paperwork and documentation
- iii. Drug screening consent
- iv. Background check consent
- v. Personal Protection Equipment Contract
- vi. Russell Landscape Safety Contract

b. Team Member Training

Russell Landscape prides itself on having the most qualified and well-trained staff of professional men and women in the industry. All Russell Landscape employees are required to complete a series of training programs at different milestones of their tenure starting from the very first day of employment and continuing throughout their careers with Russell.

Initial Training:

New employees are teamed with experienced Training Crew Leaders for their first 30 days of employment, regardless of their previous experience. During this initial period, newly hired individuals will be evaluated and taught the skillsets necessary to deliver Russell quality service. This includes but is not limited to:

- i. Proper use of safety equipment
- ii. Handling and usage of stick equipment such as edgers and weed eaters
- iii. Handling and usage of mowing equipment
- iv. Handling and usage of blowers
- v. Handling, storage and use of common herbicides and pesticides
- vi. Plant and turf identification
- vii. Proper pruning technique for the most common plant species

Once a newly hired team member has demonstrated proficiency in these areas he or she is then assigned to a permanent crew.

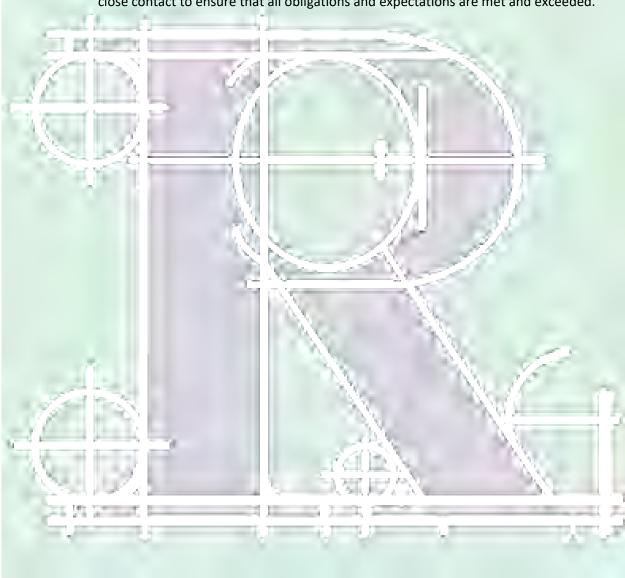
Ongoing Training:

All team members are required to participate in ongoing training programs that focus on particular areas of landscape maintenance such as but not limited to:

- i. Advanced pruning techniques
- ii. Turf, shrub and plant disease and stress identification
- iii. Advanced pesticide, herbicide, and fungicide use
- iv. First-aid and CPR

On Site Training:

Every property is different, and all Russell employees understand the importance of personalized service. Prior to any crew commencing service on any property of any kind, a thorough walk of the property is performed with the Crew Leader and the Account Manager where all areas of special interest or special instructions are identified. The first 30 days of service on all new properties are governed by a specific set of guidelines pertaining to maintenance, irrigation, herbicide, pesticide, and fertilizer applications. Account Managers, Property Managers and Crew Leaders will be in very close contact to ensure that all obligations and expectations are met and exceeded.



MAINTENANCE PERSONNEL UNIFORMS





Part March 2024 Part March 2024 Experiment of the Frances	Identification Numb	per and Certification	requester Do no send to the US
Refree you bears. For your	ice marted for this purpose of Farm W-11 and F	E	
1' None of works became	us. In sery a migrato d'or a sea grapheto et d'o		e i miese te benegelie
600 y i care 00 ms 2	A Committee of the Comm		
Russell Landscape	The state of the s		
Sh Chear the Supression		DESCRIPTION OF STREET COMP.	4.6webo.bebroathethi
a constant		W. C.	benicktie schools
The second second			
Non-Control in	Comment of Comment of Comment		Description of the
Name Control of the C	And the street and it for my many many the last of the	Amin's desirable from the gardener	The second second
E Other than become	The state of the s		parties.
B. Ramine Services	at Watershift's Transmist's Healed \$1.0	and entered This has been been been	
grd jou me coming	this harr to a participant, that of action in which	t you have at immediate immed, these	Committee Charles (Control
	free between more at temporary for the		
P.O. Gov 26747	of sealing in figure 11 and sealing	Tingania i sara	PER LEMINISTRA
# Cop, man and I fill an			
Charlotte NG 26296			
7 Latescon runter	Ted comit		
	And the second second		
Part II Gertification The harmon and the part II I suppose and the part II I suppose and the part II I suppose and the part II I make a real set to be a set of the part II I make a real set to be a set of the part II I make a real set to be a set of the part II I make a real set to be a set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part II I make a real set of the part		the for the purpose to a purpose to be a purpose to the a purpose and the country of the purpose and the country of the countr	on the day the internal Research of the RS that with half yet that I hal appet to band at the internal of and I for the property of the I
Here U.S person	THE BULLY	Piere III III II	
General Instruct	ions	where the large same address the	
	Harman Stemmer Cook beneat of histories	Regulate to bornown that exist independent of the control of the c	
natural.	and the same of the same	is protect from through world in which	
marked to Form W 9 and 8s or	e and injurious should preside	respicing the status of its express the	High parties, Herney Co.
one they were purered or	B THE STATE OF THE	temperature to the second a parties	
What's New		partners fray be required to the part Partners to an investment by Service	BONDON F. LANDRIG BALON
		The second secon	
this the Art LLC that is a prospered some and of their the appropriate but for the less based parties of the terms. Otherwise 8		Diamona of Come	
	adjusted beared Chemical II	Purpose of Form	
	spended series area of about the	Purpose of Form	

-					A.V.	The state of the s	Page 4 di 1
ACORD	CER	TIEI	CATE OF LIAB	ILITY INS	11/21/2014		
THIS CERTIFICATE IS ISSUED AS CERTIFICATE DOES NOT AFFIRI BELOW THIS CERTIFICATE OF REPRESENTATIVE OR PRODUCE IMPORTANT. If the curtificate hol II SUBROGATION IS WAIVED, suit	MATIVEL MISURA R. 4MD T der is ar	ANCE DITHE CER	NESATIVELY AMEND. E IDES NOT CONSTITUTE STIFICATE HOLDER. TONAL INSURED, the po	A CONTRACT	ER THE CO BETWEEN T WE ADDITION	VEKAGE AFFORDED I HE ISSUING INSURER IAL INBURED provision	EY THE POLICIE NS: AUTHORIZE NS OF BE ENGOISED
this certificate does not confer tip	its to th	e certific	tate holder in lieu of suc			200	V 1
reporté Ells Tomes Matros Chompance le	proces i	est o	ac a	WITH THE CASE		-	
or If century alord			100	No. of Street,	915-7301	150	1-089-467-2278
mar 10510) mbrille 18 JUN114 cm			i a	3651111	tetellistics		- amis
						Compliantable Description Company	1/AICH 12/537
0=0						legality Corporation	
moveld Supproper Works III			11/19	mintre 31			15565
DOMESTICAL STREET				CHARGE D. LINCO			39753
			100	COUNTRY I PROOF			35378
			1.66			Ary Insurance Coope	ay 3806
OVERAGES	CERTIA	CATE	NUMBER #043/12/51			REVISION NUMBER	
THE DOCUMENT	WED	USE LIV	hrush-unland	ROLLO BY	Districted Park		-
X commission sensor charts						SOUTH SIEVE	1,000
						PISMSS I I	1 50
	- 12	1	ADMIA15763	(1) 01/0754	11/01/1915	NS DE STERME	7,000
Car Longon value - de l'estre			12.34	1.00		secol assessing	1.000
X rous X S Los					()	PRODUCTO COMPONIACE	- 000
- 100 mg						T-SUBSCIE SUBSCIENCE	1
automosus maticults						STATE OF THE PARTY	1,000
X						SECTION IN THE	0
SUPPLE AUTOS	2	2	CLESTOSEX.	12/01/2024	11/01/1013	SOUTHWAT THE	4
AUTOS O NOMOWWEL					1	POPERTY CO.	F.
		1.3					1
_ DOMESTALLES X DOMEST				4 2 6 3	10 may	Secretary Secretary	1.000
	MEE 7	. A.	22202100005564	12/01/1004	11/01/1003	HECPPSONTS	₹ 7,000
X exctssure		1					6
X entities Course	-					X Since	
X erctss.Lee Cuers;		100				and the second second	
WORKER COME COME	y i ii Bio Nila	1	3064942003	11/01/1994	14 v01v2085	j. sko-umben	g 7/990
X EVETS AND THE STATE OF THE ST		1	coe4042003	Airviy1054	11/01/2005	ELIGIBLE SERVICIONE	1 1,000
Working Common C		1				EL DESKE PALCYLINY	1 1,000
X EVETS AND THE STATE OF THE ST			306404703 206241609231-71			EL DESME CAMPIONE EL DESME PALTAMY DESENTE CENTY	\$500.0000 1.000 1.000
Working Common C						EL DESKE PALCYLINY	1 1,000
Working Commission (Commission Commission Co		1				EL DESME CAMPIONE EL DESME PALTAMY DESENTE CENTY	\$500.0000 1.000 1.000
Working Common C		İ	rmmi2416002271-01.	11 piprosi	12/01/2015	ELIDSHE SHEMPLYE ELISSHE PRICYLHY PRINCIPE INNI DeBuriBle	1 L,000 0 1,000 4500.000 11,000
Working Commission (Commission Commission Co		1	rmmi2416002271-01.	TE PERTOCAL CANCELLATION SHOULD WHI OF	11/01/2085	ELIBER SOMETHER ELIBER SOMETHER DECHTIER ESCHRED FUNCIES HEC	I L.000
Working Commission (Commission Commission Co		1	rms2416002271-01	CANCELLATION SHOULD SHI OF	11 (01) 2085	ELIBER SOMETHER ELIBER SOMETHER DECHTIER ESCHRED FUNCIES HEC	I L.000
Working Commission (Commission Commission Co		1	rms2416002271-01	CANCELLATION SHOULD SHIP OF THE EXPRATION ACCORDANCE W	11 (01) 2085	ELIBER SOMETHER ELIBER SOMETHER DECHTIER ESCHRED FUNCIES HEC	I L.000

	AGE	LOC #	
ACORD	ADDITIONAL REMA	ARKS SCHEDULE	Page 2 of 2
ecent Ellie Toresty Balous (beutonie de	ryposa Nest Inc	Partition Control of C	
four tage 1		Pages multi- as Autom	
Sec Sage 1	NAIC COSE	emecrosonte peé finae L	
ADDITIONAL REMARKS			
THIS ADDITIONAL REMARKS FORM IS FORM NUMBER: 25 FORM TI	A SCHEDULE TO AGORD FORM. THE Contribution of Linkslity	Linearthrips	
Circulfication Solder is included written contract or optenment o Deneral Cambility Auto Bissili other insurance in Souce for pr	nd Unbrells/Escent Lishtill ty and Unbrells/Escent Lish ty and Unbrells/Escent Lish ty accept may be purchased by	ility policies shall be Framery Cecrificate Molder	and Mon-coveributory with go
STATE OF THE PROPERTY OF THE P		er with respects to Denetal Lish Lishility and Wothers Compenses	AND AND THE PARTY OF THE PARTY
omgoing and Completes operation	ma sa included under com de	meral Lisbility policy:	
DISTRES AFFORDING COVERAGE AGO FOLICY STMBER: DWARF 1000 2276-0		100: July 11/01/(025	mitton 25755
TIFE OF ISSUARSEZ: Byuitment Lessed/Rested	LIMIT OF PIFTION For Observer For Item minorible	ELDO 000 %100 000 %15 000	
Disunes arthropie : Overage) Eng Policy Summer: Scientiz7172	the state of the s	DE DATE 14701F2025	maco) 35344
Type OF ISHNABACE Pollution/Professional Indelic	inAfr phaseiffice y fer Societies Aggingate Deductible	FI DER DOD FI DER DOD FI DER DOD	
INSURÉS APPORDIME COYESASS Mar FRAITÉ MÉMBES SYZARASSOJÚTIO		Depary SEP-SASE: 11/01/2925	MADON 28834
ADDITIONAL TERURED: I			
TYPE OR INSUMBLE: Excess Limbility	LIMITE DESCRIPTION	EMOT 44-20F+ 69,000,007 40 -45 62,000,007	
VCOBO 161 (300F/01)	The ACCRD name and long at		RPORATION. All rights reserved





FNGLA Certificate of Completion

for

William Dutton

For Completion of

FCHP Practice Test Central Florida

Completed: 2/12/2021

FNGLA Director of Industry Certifications

State of Florida Department of State

I certify from the records of this office that RUSSELL LANDSCAPE FLORIDA, LLC is a limited liability company organized under the laws of the State of Florida, filed on October 27, 2011, effective October 27, 2011.

The document number of this limited liability company is L11000122917.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 10, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of February, 2025



Secretary of State

Tracking Number: 7993312135CC

To authenticate this certificate, visit the following site, cuter this number, and then follow the instructions displayed.

https://services.soublic.org/Filings/CertificateOfStatus/CertificateAuthentication







Department of Environmental Protection



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

CI-BMP Trainee ID
Certification date:

GV015774 2/3/2021

Car containing on an exhibit completing the blanks forced bulinaries had blankground Process Tearring Program, Your certificant of completion, and wider and an unadreal. Bulices an area to the excite of an ill to comin of further discovered and containing the extensive place occurrence the GI-BASICORO and the UV/IPAS Placeds Friends Lands, upon "Program of a linearistical force (652) 273-(617).

Phone note that this summer send a straight of the sum authors that are apply terminal countries and most rate additional steps of the name of the summer of

Apply unline: larger/sees many hostite and a should be some that the many the second and poly the Fernice Applicator Caration into the assistance contact. The Bureau of Lacountry and Latin contact 15th 61: 01:

If your one was a more present, you may be lighten become a Cil-B-10 laurencore hup (III.) Levelled (professional dimension), you consisted

Test Score: 85%

State of Flurida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

William Henry Dutton III

GV915774-1

GV915774

Designation of the

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING FROGRAM



has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Diorida Institute of Food and Agricultural Sciences

Duriz,

William Henry Dutton III

T Wichman

2/3/2021

They Kinto

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

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

|--|

General Landscape Maintenance and Irrigation

Storm Cleanup - \$75.00 / Hour
Freeze Protection: Installation of trunk wrapping and frost cloth as requested. All work will be billed on a time and materials basis.
Hand Watering:
\$75.00 / hr for employee with hand-held hose
\$150.00 / hr for water truck/tanker

\$ <u>116,040.00</u>

Yr.

Fertilization (All labor and materials)

\$ <u>37,098.65</u> **Yr.**

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

	ST. AU	GUST	TNE (per specification	ns in F	Part 2)		
MONTH	FORMULA		PLICATION RATE		OTAL POUNDS		COST PER
		(LBS. N/1000 SF)	PR	ODUCT TO BE APPLIED	AP.	PLICATION
February	24-2-11 + Pre-M	1 lb /	′ 1000 sf		1,100 lbs	\$3	,124.75
April	46-0-0	0.5 lk	o / 1000 sf		1,100 lbs	\$3	,124.75
May	21-7-4 SRN w/ Talstar	1 lb /	1000 sf		1,100 lbs	\$2	,863.00
July	13-0-0 Fe foliar application	3.5 g	al / 1000 sf		3,345 gallons	\$2	,444.50
August	21-7-4 SRN w/ Talstar	1 lb /	′ 1000 sf		1,100 lbs	\$2	,863.00
October	24-2-11 + Pre-M	1 lb /	′ 1000 sf		1,100 lbs	\$3	,124.75
	PAS		M (per specifications:	in Par	t 2)		
MONTH	FORMULA		PLICATION RATE		TAL POUNDS		COST PER
		(LBS. N/1000 SF)	PR	ODUCT TO BE	AP	PLICATION
					APPLIED		
March							
April							
May							
July							
August							
September							
November							
		AHIA	(per specifications in l				1
MONT	H FORMULA		APPLICATION RA		TOTAL POUN		COST PER
			(LBS. N/1000 SF	F)	PRODUCT TO APPLIED	BE	APPLICAT
							ION
March	24-2-11 + Pre-M		1 lb / 1000 sf	1,100 lbs			\$3,207.75
April	46-0-0		0.5 lb / 1000 sf	1,100 lbs			\$3,207.75
May	21-7-4 SRN w/ Talstar		1 lb / 1000 sf	1,100 lbs			\$2,934.50
July	13-0-0 Fe foliar application	n	3.5 gal / 1000 sf		3,549 gallons		\$2,497.00
August	21-7-4 SRN w/ Talstar		1 lb / 1000 sf		1,100 lbs		\$2,934.50

	ORNAMENTALS (per specifications in Part 2)					
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER		
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION		
			APPLIED			
March	12-6-6 + Micros SRN	1.5 lb / 1000 sf	206 lbs	\$650.00		
June	12-6-6 + Micros SRN	1.5 lb / 1000 sf	206 lbs	\$650.00		
October	12-6-6 + Micros SRN	1.5 lb / 1000 sf	206 lbs	\$650.00		

	PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER	
		(LBS. /PALM)	PRODUCT TO BE	APPLICATION	
			APPLIED		
March	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$705.60	
June	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$705.60	
September	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$705.60	
November	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$705.60	

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

	S	PECIALTY PLANT MATER	IALS	
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER
		FERTILIZED	PRODUCT TO BE	APPLICATION
		(i.e., Crapes, Loropetalum)	APPLIED	
March	5-10-5 SRN + Micros	1 lb / 1000 sf	As needed	Included
June	5-10-5 SRN + Micros	1 lb / 1000 sf	As needed	Included
September	5-10-5 SRN + Micros	1 lb / 1000 sf	As needed	Included
	_			

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

Pest Control (All labor and materials)

\$ 4,017.00 Yr. (if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

\$ 87,360.00 /Yr. (based on quantities below)

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

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sabal	334	1	\$21,710.00	\$86,840.00
Bismark	2	1	\$130.00	\$520.00

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Highlighted Landscaped Areas Designated as Parks and clubhouse as described in Scope of Services. \$5,000.00 / Yr.

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

23 | Page

Irrigation (All labor and materials)	\$ 44,250.00	/Yr.
Freeze Protection: Gravity drain all pipes by closing meter and activa proceed successively toward lower elevations. Open any hose bibbs \$10,000.00 / application After hours emergency service hourly rate \$85.00 / hr (i.e. broken m	and open all test cocks on back	
PART 5		
Based on quantities determined by Contractor's Contractor shall install:	field measurements at	time of bidding
636 CY Medium Pine Bark Mulch per specs for	top-dressing at \$ 65.00	/CY
Installation of Pine Bark Mulch (medium) (All labor a (do not include in Grand Total)	and materials) \$ <u>41,340.00</u>	<u>/</u> Yr.
Each top-dressing shall leave all beause all		outside vendor

Annual Installa	tion (All labor and materials)
The District res	erves the right to subcontract any annual installation event to an outside vendor
	install approximately 6500 (4" pots) annuals up to four (4) times per year per specs at he District at \$_3.00/\text{annual}
\$ 19,500.00	/rotation
\$ 78,000,00	/Yr (if all rotations are performed - do not include in Grand Total)

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

	55 /Yr
\$ <u>207,616.0</u>	
	<u>/Yr.</u>
\$ <u>214,106.0</u>	<u>/Yr.</u>
2	
ax Number 470-822-1321	
usiness Development	
Please Print)	
um	
`Addendum No.'s	
- I	Gax Number 470-822-1321 usiness Development Please Print) Um f Addendum No.'s 45day of

SECOND RENEWAL YEAR

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

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

PART	1
-------------	---

General Landscape Maintenance and Irrigation \$ 119,640.00

Storm Cleanup - \$77.50 / Hour

Freeze Protection: Installation of trunk wrapping and frost cloth as requested. All work will be billed on a time and materials basis.

Hand Watering:

\$77.50 / hr for employee with hand-held hose

\$155.00 / hr for water truck/tanker

Yr.

Fertilization (All labor and materials)

\$ <u>38,231.00</u> **Yr.**

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

ST. AUGUSTINE (per specifications in Part 2)								
MONTH	FORMULA		PLICATION RATE		TAL POUNDS		COST PER	
		((LBS. N/1000 SF) PR		PRODUCT TO BE APPLIED		APPLICATION	
Falam.com.	24-2-11 + Pre-M	1 lb /	/ 1000 of		1,100 lbs	ća	222.00	
February			1000 sf		,		,222.00	
April	46-0-0		o / 1000 sf		1,100 lbs	\$3	,222.00	
May	21-7-4 SRN w/ Talstar	1 lb /	1000 sf		1,100 lbs	\$2	,950.00	
July	13-0-0 Fe foliar application	3.5 g	al / 1000 sf		3,345 gallons	\$2	,520.00	
August	21-7-4 SRN w/ Talstar		1000 sf		1,100 lbs	\$2	,950.00	
October	24-2-11 + Pre-M		1000 sf		1,100 lbs	\$3	,222.00	
			M (per specifications			1		
MONTH	FORMULA		PLICATION RATE		OTAL POUNDS		COST PER	
		(LBS. N/1000 SF)	PR	ODUCT TO BE	AP	PLICATION	
					APPLIED			
March								
April								
May								
July								
August								
September November								
November								
		BAHIA	(per specifications in	Part 2)			
MONT	H FORMUL.		APPLICATION RA		TOTAL POUN	DS	COST PER	
			(LBS. N/1000 SF	F) PRODUCT TO		BE	APPLICAT	
					APPLIED		ION	
March	24-2-11 + Pre-M		1 lb / 1000 sf		1,100 lbs		\$3,305.00	
April	46-0-0		0.5 lb / 1000 sf		1,100 lbs		\$3,305.00	
May	21-7-4 SRN w/ Talstar		1 lb / 1000 sf		1,100 lbs		\$3,025.00	
July	13-0-0 Fe foliar applic	ation	3.5 gal / 1000 sf		3,549 gallons		\$2,575.00	
August	21-7-4 SRN w/ Talstar		1 lb / 1000 sf		1,100 lbs		\$3,025.00	

ORNAMENTALS (per specifications in Part 2)						
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER		
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION		
			APPLIED			
March	12-6-6 + Micros SRN	1.5 lb / 1000 sf	206 lbs	\$670.00		
June	12-6-6 + Micros SRN	1.5 lb / 1000 sf	206 lbs	\$670.00		
October	12-6-6 + Micros SRN	1.5 lb / 1000 sf	206 lbs	\$670.00		

PALMS (per specifications in Part 2)							
MONTH	FORMULA	TOTAL POUNDS	COST PER				
		(LBS. /PALM)	PRODUCT TO BE	APPLICATION			
			APPLIED				
March	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$725.00			
June	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$725.00			
September	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$725.00			
November	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$725.00			

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

SPECIALTY PLANT MATERIALS						
MONTH	FORMULA	PLANTS TO BE	COST PER			
		FERTILIZED	PRODUCT TO BE	APPLICATION		
		(i.e., Crapes, Loropetalum)	(i.e., Crapes, Loropetalum) APPLIED			
March	5-10-5 SRN + Micros	1 lb / 1000 sf	As needed	Included		
June	5-10-5 SRN + Micros	1 lb / 1000 sf	As needed	Included		
September	5-10-5 SRN + Micros	1 lb / 1000 sf	As needed	Included		
		_				

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

Pest Control (All labor and materials)

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

\$ 87,360.00 /Yr. (based on quantities below)

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

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sabal	334	1	\$21,710.00	\$86,840.00
Bismark	2	1	\$130.00	\$520.00

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Highlighted Landscaped Areas Designated as Parks and clubhouse as described in Scope of Services. \$5,000.00 / Yr.

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

23 | Page

Irrigation (All labor and materials)	\$ 45,600.00	<u>/</u> Yr.
Freeze Protection: Gravity drain all pipes by closing meter and a proceed successively toward lower elevations. Open any hose b \$10,310.00 / application	octivating each individual zone, highe hibbs and open all test cocks on backf	zones first, then lows.
After hours emergency service hourly rate \$90.00 / hr (i.e. broke	en mainlines, pump & wells, etc.)	
PART 5 Paged on quantities determined by Contractor	w's field massayements of	time of hidding
Based on quantities determined by Contractor Contractor shall install:	r's neid measurements at	ume of blading.
636 CY Medium Pine Bark Mulch per specs	for top-dressing at \$_67.00	/CY
Installation of Pine Bark Mulch (medium) (All lab (do not include in Grand Total)	bor and materials) \$ <u>42,612.00</u>	<u>/</u> Yr.
Each top-dressing shall leave a The DISTRICT reserves the right to subcontra		utside vendor

Annual Installati	on (All labor and materials)
The District rese	rves the right to subcontract any annual installation event to an outside vendor
	nstall approximately 6500 (4" pots) annuals up to four (4) times per year per specs at e District at \$_3.10/annual
\$ 20,150.00	/rotation
\$ 80,600,00	/Yr (if all rotations are performed - do not include in Grand Total)

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

\$ <u>207,616.00</u> /	Yr.			
FIRST ANNUAL RENEWAL			\$ <u>201,405.65</u>	/
SECOND ANNUAL RENEWA	AL		\$ 207,616.00	/Y
THIRD ANNUAL RENEWAL			\$ 214,106.00	/Y
Contractor/Firm Name Russell La	ndscape Florida, LLC			
Firm Address 1002 East Shell Poin	ıt Road			
City/State/Zip_Ruskin, FL 33570				
Phone Number <u>813-470-8808</u>	Fax 1	Number_470-8	22-1321	-
Name and Title of Representative	ve Eileen Grum - Busine	ess Development	t	-
Representative's Signature <u>E</u>	`	se Print)		-
Date 6/13/2025				
.DDENDA – Bidder acknowledg	ses the receint of Ad	dendum No '	e e	
12	_			
	da			

THIRD RENEWAL YEAR

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

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

PART	1
-------------	---

General Landscape Maintenance and Irrigation \$ 123,360.00

Storm Cleanup - \$80.00 / Hour

Freeze Protection: Installation of trunk wrapping and frost cloth as requested. All work will be billed on a time and materials basis.

Hand Watering:

\$80.00 / hr for employee with hand-held hose
\$160.00 / hr for water truck/tanker

Yr.

Fertilization (All labor and materials)

\$ 39,431.00 Yr.

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

ST. AUGUSTINE (per specifications in Part 2)								
MONTH	FORMULA		PLICATION RATE		TAL POUNDS		COST PER	
		((LBS. N/1000 SF) PR		RODUCT TO BE APPLIED		APPLICATION	
Fabruary.	24 2 44 + Due 14	4 11-	/ 1000 -f		1,100 lbs	ća	222.00	
February	24-2-11 + Pre-M		′ 1000 sf		,		,322.00	
April	46-0-0		o / 1000 sf		1,100 lbs	\$3	,322.00	
May	21-7-4 SRN w/ Talstar	1 lb /	1000 sf		1,100 lbs	\$3	,040.00	
July	13-0-0 Fe foliar application	3.5 g	al / 1000 sf		3,345 gallons	\$2	,600.00	
August	21-7-4 SRN w/ Talstar	1 lb /	1000 sf		1,100 lbs	\$3	,040.00	
October	24-2-11 + Pre-M		1000 sf		1,100 lbs	\$3	,322.00	
			M (per specifications					
MONTH	FORMULA		PLICATION RATE	l l	OTAL POUNDS		COST PER	
		(LBS. N/1000 SF)	PR	ODUCT TO BE	AP	PLICATION	
					APPLIED			
March								
April								
May								
July								
August								
September								
November								
		RAHIA	(per specifications in	Part 2)			
MONT			APPLICATION RA		TOTAL POUN	DS	COST PER	
1,101,11	TOTATION	-	(LBS. N/1000 SF				APPLICAT	
				,	APPLIED		ION	
March	24-2-11 + Pre-M		1 lb / 1000 sf		1,100 lbs		\$3,410.00	
April	46-0-0		0.5 lb / 1000 sf		1,100 lbs		\$3,410.00	
May	21-7-4 SRN w/ Talstar		1 lb / 1000 sf	lb / 1000 sf			\$3,120.00	
July	13-0-0 Fe foliar applica	tion	3.5 gal / 1000 sf		3,549 gallons		\$2,655.00	
August	21-7-4 SRN w/ Talstar		1 lb / 1000 sf		1,100 lbs		\$3,120.00	

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	
March	12-6-6 + Micros SRN	1.5 lb / 1000 sf	206 lbs	\$690.00
June	12-6-6 + Micros SRN	1.5 lb / 1000 sf	206 lbs	\$690.00
October	12-6-6 + Micros SRN	1.5 lb / 1000 sf	206 lbs	\$690.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. /PALM)	PRODUCT TO BE	APPLICATION
			APPLIED	
March	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$750.00
June	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$750.00
September	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$750.00
November	8N-2P2O5-12K2O-4Mg	1.5 lb / 100 sf	504 lb	\$750.00

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

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER
		FERTILIZED	PRODUCT TO BE	APPLICATION
		(i.e., Crapes, Loropetalum)	APPLIED	
March	5-10-5 SRN + Micros	1 lb / 1000 sf	As needed	Included
June	5-10-5 SRN + Micros	1 lb / 1000 sf	As needed	Included
September	5-10-5 SRN + Micros	1 lb / 1000 sf	As needed	Included
	_			

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

Pest Control (All labor and materials)

(if entire pesticide allowance is required) *

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

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

OTC Injections (All labor and materials)

\$ 87,360.00 /Yr. (based on quantities below)

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

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sabal	334	1	\$21,710.00	\$86,840.00
Bismark	2	1	\$130.00	\$520.00

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Highlighted Landscaped Areas Designated as Parks and clubhouse as described in Scope of Services. \$ 5,155.00 / Yr.

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

23 | Page

Irrigation (All labor and materials)	\$ 47,040.00	<u>/</u> Yr.
Freeze Protection: Gravity drain all pipes by closing meter and active proceed successively toward lower elevations. Open any hose bibbs \$10,630.00 / application	ating each individual zone, higher s and open all test cocks on backfl	zones first, then ows.
After hours emergency service hourly rate \$95.00 / hr (i.e. broken r	mainlines, pump & wells, etc.)	
PART 5		
Based on quantities determined by Contractor's Contractor shall install:	field measurements at	time of bidding
CY Medium Pine Bark Mulch per specs for	top-dressing at \$ 69.00	/CY
Installation of Pine Bark Mulch (medium) (All labor (do not include in Grand Total)	and materials) \$ _43,884.00	<u>/</u> Yr.
Each top-dressing shall leave all The DISTRICT reserves the right to subcontract		utside vendor

	ion (All labor and materials) erves the right to subcontract any annual installation event to an outside vendor
	nstall approximately 6500 (4" pots) annuals up to four (4) times per year per specs at ne District at \$_3.20/annual
\$ 20,800.00	/rotation
\$ 83,200.00	/Yr. (if all rotations are performed - do not include in Grand Total)

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

\$ 214,106.00	/Yr.			
FIRST ANNUAL RENEW	'AL		\$ <u>201,405.65</u>	/Y:
SECOND ANNUAL REN	EWAL		\$ 207,616.00	/Yr
THIRD ANNUAL RENEW	VAL		\$ <u>214,106.00</u>	/Yr
Contractor/Firm Name_Russ	sell Landscape Florida, L	LC		_
Firm Address 1002 East She	l Point Road			
City/State/Zip Ruskin, FL 335	70			-
Phone Number <u>813-470-8808</u>	}	Fax Number_470-	-822-1321	_
Name and Title of Represe	ntative Eileen Grum - F	Business Developme	nt	-
Representative's Signature		(Please Print)		
Date 6/13/2025		<u>on</u>		-
Date_0/13/2023				
ADDENDA – Bidder acknow	vledges the receipt of	of Addendum No.	's	
12	3	4	5	
Dated this		day of		_, 2024



REPLACE HUNTER MP ROTATOR NOZZLE

RUSSELL LANDSCAPE GROUP - IRRIGATION PRICING - 2025

SERVICE CALL CHARGE AFTER HRS	\$180.00 PER HR PER MA	N
LABOR RATES		
TWO MAN CREW	\$180.00 PER HR	
THREE MAN CREW	\$270.00 PER HR	
FOUR MAN CREW	\$360.00 PER HR	
FIVE MAN CREW	\$450.00 PER HR	
SIX MAN CREW	\$540.00 PER HR	
HEADS REPLACEMENT ONLY	material and labor	material cost
RAINBIRD 5004 ROTOR PLUS PRS	\$90.00	\$45.00
RAINBIRD 5004 SHURB ROTOR PLUS PRS	\$81.00	\$36.00
RAINBIRD 5012 ROTOR PLUS PRS	\$120.00	\$75.00
HUNTER I-20 4" ROTOR (STAINLESS STEEL)	\$99.00	\$54.00
HUNTER I-20 6" ROTOR (STAINLESS STEEL)	\$111.00	\$66.00
RAINBIRD 1804 PRS SPRAY HEAD	\$63.00	\$18.00
RAINBIRD 1806 PRS SPRAY HEAD	\$81.00	\$36.00
RAINBIRD 1812 PRS SPRAY HEAD	\$90.00	\$45.00
MICRO SPRAY ON POLY RISER	\$38.00	\$15.00
DIG UP AND CAP OFF HEAD	\$53.00	\$8.00
DIG UP AND RAISE / LOWER / SET HEAD TO GRADE	\$53.00	\$8.00
ADD SPRAY HEAD 1-10' AWAY	\$190.00	\$55.00
ADD SPRAY HEAD 10-20' AWAY	\$275.00	\$75.00
ADD ROTOR HEAD 1-20' AWAY	\$275.00	\$65.00
ADD ROTOR HEAD 20-30' AWAY	\$325.00	\$85.00
MOVE HEAD	\$32.50	\$10.00
NOZZLES REPLACEMENT		
	¢17 E0	¢4.00
REPLACE RAINBIRD NOZZLE	\$17.50	\$4.00

\$31.50

\$18.00

PIPING		
REPAIR 3/4" PVC LATERAL LINE BREAK	\$390.00	\$30.00
REPAIR 1" PVC LATERAL LINE BREAK	\$450.00	\$50.00
REPAIR 1 1/2" - 2" LATERAL LINE BREAK	\$450.00	\$60.00
REPAIR 1" MAIN LINE BREAK	\$590.00	\$50.00
REPAIR 1- 1/2" MAIN LINE BREAK	\$700.00	\$70.00
REPAIR 2" MAIN LINE BREAK	\$710.00	\$80.00
REPAIR 2-1/2" MAIN LINE BREAK	\$805.00	\$85.00
REPAIR 3" MAIN LINE BREAK	\$885.00	\$165.00
REPAIR 17MM DRIP LINE BREAK	\$28.50	\$6.00
REPAIR MICRO TUBING	\$28.50	\$6.00
VALVES		
REPLACE 1" VALVE	\$650.00	\$95.00
REPLACE 1" SCRUBBER VALVE	\$835.00	\$295.00
REPLACE 1-1/2 VALVE	\$795.00	\$255.00
REPLACE 1-1/2 SCRUBBER VALVE	\$945.00	\$405.00
REPLACE 2" VALVE	\$837.00	\$297.00
REPLACE 2" SCRUBBER VALVE	\$1,056.00	\$516.00
CONTROLLERS		
INSTALL RAINBIRD 4ME OUTDOOR CONTROLLER- 4 ZONE BASE (22 ZONE MAXIMUM)	\$918.00	\$378.00
INSTALL RAINBIRD 6-ZONE EXPANSION MODULE	\$195.00	\$171.00
INSTALL RAINBIRD 12LXMEF OUTDOOR CONTROLLER- 12 ZONE BASE	\$2,118.00	\$1,578.00
INSTALL RAINBIRD 12-ZONE EXPANSION MODULE	\$535.00	\$512.00
RAIN SENSORS		
INSTALL RAINBIRD WR2 WIRELESS RAIN/FREEZE SENSOR	\$495.00	\$225.00
INSTALL RAINBIRD RSD WIRED RAIN SENSOR	\$350.00	\$80.00
REPLACE RAIN SENSOR BATTERY		\$25.00
DOWN ZONES		
REGULAR DOWN ZONE	\$540.00	\$180.00
TWO WIRE DOWN ZONE	\$820.00	\$280.00

MAPPING IRRIGATION ZONES	DONE AS A TIME AND MATERIAL BASES @ A RATE OF \$180.00 PER HR
	20112707111112711121111112211111122122 € 71111112 01 \$200100121111111

BORING INHOUSE UNDER 30' \$1,010.00

 ZONE INSTALL CONVENTIONAL
 \$1800.00 - \$2200.00

 ZONE INSTALL TWO WIRE
 \$2500.00 - \$2800.00

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

PROPOSER: Russell Landscape Florida, LLC DATE: 6/11/2025

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	60" eXmark mower	2	Ruskin, FL
2	48 " eXmark mower	2	Ruskin, FL
2	36" eXmark mower	2	Ruskin, FL
2	21" eXmark mower	2	Ruskin, FL
3	Stihl String Trimmer	2	Ruskin, FL
3	Stihl Backpack Blower	2	Ruskin, FL
3	Stihl Stick Edger	2	Ruskin, FL
2	Stihl Hedge Trimmers	2	Ruskin, FL
2	Stihl Gas Shears	2	Ruskin, FL
2	REEL Mowers	1	Ruskin, FL

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

EVALUATION CRITERIA

1. <u>Personne</u>	<u>l</u>	(25 Points P	Possible) (Points Awarded)
manager and other manage this project	specifically train t; proposed staff	ce of key management and assigned individuals who will managing levels, etc. Skill set includes. Please include resumes, certi	ge the property; es certification,	present ability to technical training,
Management and Su	pervisory Person	<u>nel</u>		
Name	Years Exp.	Position/Certifications	Duties and Re	esponsibilities
1. Shawn LaRue	25+	Regional Manager	Directs and Supp	ports Florida Operations
2. Greg Pittman	10+	Branch Manager	Directs and Supp	ports Branch Operations
3. William Dutton	30+	Director of Workforce Safety		ate safety measures exist
4. Josh Camp	20+	Maintenance VP and GM	and are adhered Management of	to f maintenace organization
5				
Proposed Staffing Le	<u>evels</u>			
Supervi	sors, and 2 nat will be utilize	n staff will always include, at a Technical personnel. In add ed on this project. (Such as pest	lition, list any p	personnel with
Name	Years Exp.	Position/Certifications	Duties and Re	esponsibilities
1. David Both	15+	Account Manager	Oversee day to o	day operations at Berry Bay
2. Stephen Alvarez		Horticulture Production Mgr.	Oversee hort sei	rvices success at Berry Bay
3. Roberto "Paz" Rivera		Enhancement Crew Leader	Oversee enhanc	ement projects at Berry Ba
4 Jason Alzamora	15+	Irrigation & Support Services Mgr.	Oversee support	services operations

2.	Experience	(25 Points Possible)	(Points

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

Project Name/Location: Ravinia Homeowners Association
Contact: Jorge Arizmendi Contact Phone: (813) 610-6960
Project Type/Description: HOA - approximately 36 acres of managed landscape areas and villas
Dollar Amount of Contract: \$160,000.00
Your Company's Detailed Scope of Services for Project:
Weekly visits year round to ensure all landscape areas are healthy, cut, trimmed, weed and litter free.
Includes full turf chemical program, insect and disease control, plant healthcare, irrigation and mulching
services. Full landscape management of approximately 36 acres of managed landscape common areas and
villas.
Duration of Contract: START DATE: 2024 END DATE: Current
Project Name/Location: Sun City West Master Association
Contact: Shawna Deiulio Contact Phone: (813) 955-6886
Project Type/Description: Management of approximately 45 acres of landscaped area
Dollar Amount of Contract: \$500,000.00
Your Company's Detailed Scope of Services for Project:
Weekly visits year round to ensure all landscape areas are healthy, cut, trimmed, weed and litter free.
Includes full turf chemical program, insect and disease control, plant healthcare, irrigation and mulching
services. Full landscape management of common areas throughout the community.
Duration of Contract: START DATE: 2021 END DATE: Current
Project Name/Location: Bay Breeze
Contact: Kevin Hitson Contact Phone: (919) 664-4343
Project Type/Description: Full service management of an HOA community that is OLM managed
Dollar Amount of Contract: \$270,000.00
-

Awarded)

Experience cont.		
Weekly visits year round to e	nsure all lansdcape areas are h	nealthy, cut, trimmed, weed and litter fre
Includes full turf chemical pr	ogram, insect and disease cont	rol, plant healthcare, irrigation and mulc
services		
Duration of Contract: ST	ГART DATE: <u>2023</u>	END DATE: Current
Project Name/Location:	Fairway Village	
Contact: Carobeth Kelly	Contact Phone: (31	4) 313-2217
Project Type/Description	n: Full service management o	f a large HOA community
Dollar Amount of Contr	act: \$250,000.00	
Your Company's Detail	ed Scope of Services for I	Project:
Weekly visits year round to e	nsure all landscane areas are h	acalthy out trimmed wood and litter fro
	modre dir idridocape di cao di c i	leartify, cut, triffined, weed and litter fre
Includes full turf chemical pr		
Includes full turf chemical proservices.		
services.		rol, plant healthcare, irrigation and mulc
Duration of Contract: ST	ogram, insect and disease cont	END DATE: Current
Duration of Contract: ST	ogram, insect and disease cont ΓART DATE: 2025 Anchor Cove	END DATE: Current
Duration of Contract: ST Project Name/Location: Contact: Wayne Copeland	Ogram, insect and disease cont FART DATE: 2025 Anchor Cove Contact Phone: (81	END DATE: Current 3) 601-6523
Duration of Contract: ST Project Name/Location: Contact: Wayne Copeland Project Type/Description	Ogram, insect and disease cont FART DATE: 2025 Anchor Cove Contact Phone: (81) n: Large HOA community inside	END DATE: Current 3) 601-6523 de of Mira Bay
Duration of Contract: ST Project Name/Location: Contact: Wayne Copeland Project Type/Description Dollar Amount of Contract	Anchor Cove Contact Phone: (81 n: Large HOA community insidact: \$150,000.00	END DATE: Current 3) 601-6523 de of Mira Bay
Duration of Contract: ST Project Name/Location: Contact: Wayne Copeland Project Type/Description Dollar Amount of Contr Your Company's Details	TART DATE: 2025 Anchor Cove Contact Phone: (81 n: Large HOA community insidact: \$150,000.00 ed Scope of Services for F	END DATE: Current 3) 601-6523 de of Mira Bay Project:
Duration of Contract: ST Project Name/Location: Contact: Wayne Copeland Project Type/Description Dollar Amount of Contr Your Company's Details Weekly visits year round to ex	Anchor Cove Contact Phone: (81 n: Large HOA community insidact: \$150,000.00 ed Scope of Services for Fensure all landscape areas are heads.	END DATE: Current 3) 601-6523 de of Mira Bay

Experience cont.

An additional five **(5) points** will be awarded to all proposers with previous Landscape Maintenance and Irrigation experience with CDDs within the past three **(3)** years.

Has	Has your company had previous Landscape Maintenance and Irrigation experience with other				
Com	Community Development Districts within the past three (3) years? YESNO _x				
If yes	s, please fill in information below:				
Proje	ect Name/Location:				
Cont	act:Pho	one:\$ amt.:			
Your		oject:			
Dura	tion of Contract: START DATE:	END DATE:			
	(5 Points Possible)	(Points Awarded – This is either "0" or "5")			
3.	Understanding Scope of RFP	(20 Points Possible) (Points Awarded)			
speci direc	ested? Does it provide all information fications, pricing, scheduling, staffin	understanding of the District's needs for the services on as requested by the District including product ag, qualifications, etc.? Have all documents been completed as provided? Does it demonstrate clearly the ability to perform			
4.	<u>Price</u>	(20 Points Possible) (Points Awarded)			
BE C ANY upon	the Scope of Services (the Contract ACONSIDERED WHEN AWARDING ANNUAL RENEWALS. All other	warded to the proposer submitting the lowest bid for Parts 1 - Amount). AN AVERAGE OF ALL YEARS' PRICING IS TO 3 POINTS FOR PRICING - THE INITIAL TERM AND 2 proposers will receive a percentage of this amount based 4 by the proposer's bid and is then multiplied by the number evaluation. *			
point numb 15.85 then	ss. Contractor "B" turns in a bid of \$2 per of points possible (20). (210,000/5 of 20 possible points. Contractor "Contractor"	2000 and is deemed to be low bid and will receive the full 20 $(265,000)$. Bid "A" is divided by Bid "B" then multiplied by the $(265,000)$ x (20) = 15.85, therefore, Contractor "B" will receive C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" its possible (20). (210,000/425,000) x (20) = 9.88, therefore, ints.			
5.	Reasonableness of ALL Number	rs (5 Points Possible) (Points Awarded)			
	. , , .	ded as to the reasonableness of ALL numbers, quantities & ter quantities, mulch quantities, etc. based on Contractor's 2,3,4, 5 & 6.			
	Proposer's Total Score (10	00 Points Possible) (Points Awarded)			
		34 P a g e			



Berry Bay CDD 16 June 2025



Prepared By:

Clay Sones 813-892-8226

csones@sunriselandscape.com

5100 W. Kennedy Blvd, Suite 325 Tampa, FL 33609



Berry Bay

Thank you for the opportunity to provide a bid for the landscape management of your property. Drawing from our 45+ years of local experience at similar properties, we are confident that we can be a great asset to both the appearance and health of your landscape.

The following proposal outlines landscape maintenance services custom tailored to your specific property, its unique characteristics, and your desired scope of work. At Sunrise, we believe a comprehensive and bespoke landscape maintenance program is necessary to provide the best service possible. A "one size fits all" approach is simply not good enough.

The details and budget of the above mentioned program are outlined in the following pages of this document.

Thank you for the consideration, and we look forward to being long term stewards of the landscape at Berry Bay.

Best regards,

Clay Sones - Business Development

Sunrise Landscape

About us

Sunrise currently services all varieties of commercial properties in SouthWest Florida including: CDD's, HOA's, hospitals, medical offices, multifamily complexes, retail centers, industrial facilities, office parks, corporate campuses, churches, and more. With 1000+ employees and over 1000+ managed properties, Sunrise is prepared for a job of any size and complexity.

Rooted in Florida

With over **Four Decades** of local experience, we are intimately knowledgeable of our local flora. Our entire company lives, works, and gives back to the Florida community.

Certified Experts

Sunrise proudly staffs subject matter experts with the following **licenses** and **certifications**:

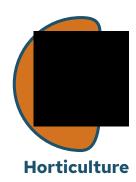
- Florida State IrrigationLicense
- Florida General Contractor
- Certified Pest Control Operator

ISA Certified Arborist
FNGLA Certified
Horticulture Professional
Florida Dept. of Agriculture
Train the Trainer

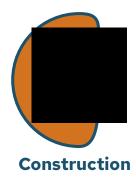
All Work Performed In-House

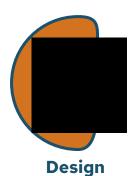
We pride ourselves in taking ownership of the entire customer experience. Sunrise is proud to offer full service landscape maintenance, landscape construction, and landscape design services all in-house:













All Sunrise employees are screened through the US Government's E-Verify System. E-verify is an internet-based system that compares information from the I-9 form, Employment Eligibility Verification, US Department of Homeland Security records, and Social Security Administration records to confirm that an employee is authorized to work in the United States.

Construction & Enhancement

In addition to providing excellent landscape maintenance services, Sunrise Landscape is one of Tampa Bay's preeminent landscape construction companies.

Our 8-acre private nursery is fully stocked with Florida friendly plant material ready for your construction project. We staff a full team of designers, engineers, project managers, and crew members that perform design-build landscape projects for the country's largest homebuilders and construction companies.

This expert team is available to our maintenance customers to bid and perform enhancement projects!













Monthly Landscape Quality Audit

A monthly report, called a Landscape Quality Audit, is generated by the property's account manager and delivered to the customer. This report has information on the work Sunrise performed that month, progress of long term initiatives, early signs of landscape issues, etc. The Landscape Quality Audit serves as a monthly status report on the health of your landscape and our efforts to improve it.



Monthly Irrigation Report

In addition to the Landscape Quality Audit, Sunrise delivers monthly irrigation reports. For new properties, we conduct an initial irrigation inspection, map out the irrigation zones, and perform a health check of the system's various components. These findings are presented to the customer with a detailed list of what needs to be repaired and the associated urgency.

For every subsequent month's irrigation report, Sunrise provides information on seasonal watering schedule changes and repairs that were performed.



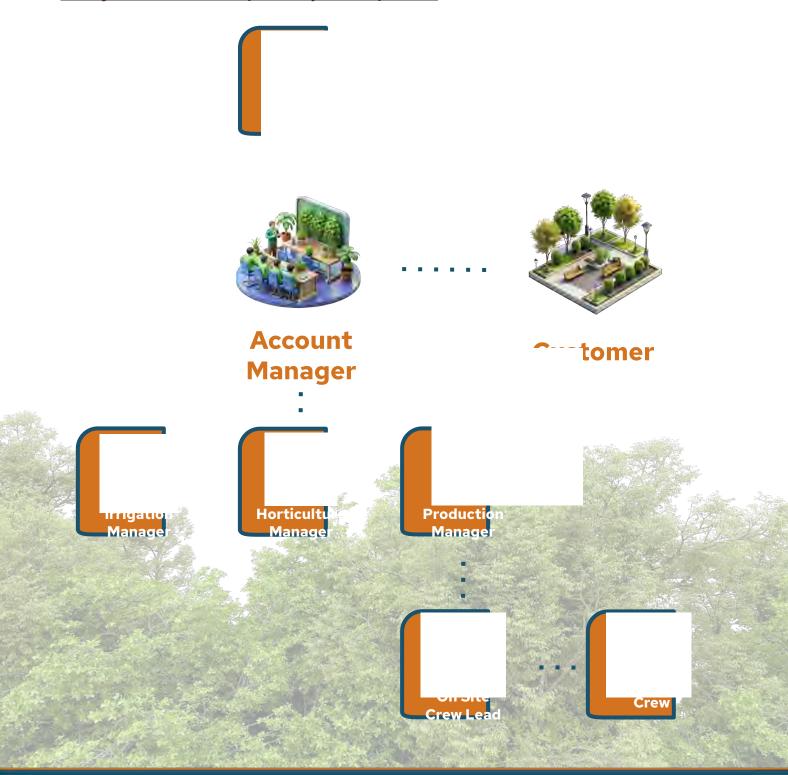
Initial Soil and Water Tests

At every new property, Sunrise performs a soil composition and water composition analysis. With this vital information, Sunrise will better understand what your specific plant material needs, so that we can custom tailor our services foster the best possible results.

Chain of Communication

Every property managed by Sunrise is assigned an account manager at contract signature. The account manager leads the Sunrise in-house teams to facilitate all work performed on site.

This landscape expert is also the customer's designated point of contact - eliminating frustrating communication issues. Whether in person, by phone, email, or text, your account manager is available to help with any landscape need.

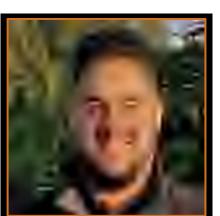


Key Personnel



Austin Ashmore, CEO

Austin is the CEO of Sunrise, a role he has held since purchasing the company in 2019. Austin grew up in a third-generation family construction business in South Carolina and has a breadth of management experience across various roles in small business, multinational corporations, and institutional finance. Since acquiring Sunrise, Austin has been focused on investing in the people, systems, and assets of the business to further cement Sunrise as the preferred commercial landscaping provider in Tampa Bay. Under Austin's leadership, Sunrise is focused on building a sustainable company for the long-term. Austin studied at the University of South Carolina, earning a BS in International Business and graduating Magna Cum Laude. While there, he won the NCAA Division I National Championship as a member of the USC baseball team. Austin received a MBA with Honors from the University of Chicago Booth School of Business with concentrations in entrepreneurship, operations, and economics.



Alex Gonzalez - Regional Manager SWFL

Industry Experience: 9 Years at Sunrise: 4

Alex Gonzalez has a BA in Business Administration from King University. In 2016, Alex joined Sunrise as an account manager and quickly became a critical asset to the company's operations. Alex has climbed the ranks within Sunrise and now oversees all operations in SWFL. Alex's extensive knowledge of all operational and administrative functions allows him to provide excellent results with excellent customer service.



<u> Craig Smith - Installation and Irrigation <mark>Manager</mark></u>

Industry Experience: 15 Years Years at Sunrise: 3 Years

Craig Smith is the General Manager of the Installation Division at Sunrise. Craig over<mark>sees all install, construction, and enhancement functions. Craig graduated with a BS in Construction Management from the University of Florida and holds both a Commercial General Contractors license and an Irrigation Specialty Contractors license.</mark>



Brandon Beckman - Regional Lawn & Ornamental Director

Industry Experience: 15 Years Years at Sunrise 12 Years

Brandon brings a wealth of experience and expertise to the company. His credentials include certifications as a pest control opertatio, UF palm management certification, and Gi-BMP certification, underscoring his commitment to professional excellence. Brandon's extensive knowledge spans a diverse range of turf grasses and athletic field management, making him a versatile asset. He is particularly adept in diagnosing horticultural issues and executing strategies to resolve.

Key Personnel



Niles Badgerow - Account Manager

Industry Experience: 20 Years at Sunrise: 5

Niles is a true landscape veteran with 20 years of Floridian landscape experience under his belt. Since joining Sunrise in 2021, Niles has become an integral part of the operations team. Niles specialty is in complex, master planned residential communities where his attention to detail can shine.



<u> Neil Santiago - Operations Ma<mark>nager</mark></u>

Industry Experience: 12 years Years at Sunrise: 8 Years

Neil is a dedicated employee at Sunrise Landscape who has climbed the ranks from crew member to Operations Manager where he oversees crew logistics, crew training, crew staffing, and property-level problem solving. Neil's deep understanding of all on-site roles enables him to take on complex projects with confidence and innovation. His ability to adapt to environmental changes and accommodate customer expectations reflects a remarkable blend of flexibility and expertise.



<u> Christian Santiago - Production Manager</u>

Industry Experience: 14 years Years at Sunrise: 11 Years

With an impressive 11 years of steadfast dedication, Christian Santiago has become a cornerstone of the Sunrise organization. Christian's commitment to excellence is evident through his extensive knowledge of company processes and his role as a mentor to newer team members. Christian has been on-site at Waterset for 9+ years; originally as a Crew Leader and now a Production Manager. In his role as Production Manager, Christian oversees and assists the crews on-site to ensure optimal execution.



<u> Jacob Romero - Horticulture Manager</u>

Industry Experience: 16 years Years at Sunrise: 16 Years

Jacob Romero has been a valuable member of the company for an impressive 16 years, bringing a deep well of expertise to his role. He is Gi-BMP certified and holds both a pest control operator's license and a limited fertilizer applicators license. Jacob's skills are particularly strong in identifying specific insects, diseases, and broadleaf weeds, and developing custom solutions to remediate. His extensive experience and specialized certifications underscore his proficiency and dedication to ensuring optimal landscape conditions.

References & Case Study

Harrod Properties

44 Class A commercial office buildings and parks 8031 114th Me. Largo, FL 3377 leff Permett 815-382-7672

North River Ranch CDD

Little River Way Parrish Charles Varah (941) 928-2

orth River Ranch is a master planned community that currently 2,000 homes with an additional ~6,000 in various stages of planning and development. Sunrise is contracted to design and install all andscape on site. Sunrise also provides full service landscape maintenance services to all common areas in the community.

Baypoint Commerce

Center

9549 Koger Blvd St. Petersburg, F Amy Worral (727) 578 aworral@feilorg.con

t Commerce Center is a 16 acre, Class A commercial campus unrise provides full landscape management the development.

P.K. Yonge **Dev**elopmental Research School at the University of Florida



Narrative Description / Ops Plan

1. General Maintenance Schedule

Mowing, Weed Eating & De-Weeding:

Sunrise will mow, string trim (weed eat), and manually de-weed all maintained areas 42 times per year, providing consistent weekly service with allowances for holidays and inclement weather.

• Maintenance Crew Presence:

A dedicated maintenance crew will be on site 4 days per week to maintain turf, common areas, and entry features.

· Winter Service Visits (10 Weeks per Year):

During the 10 weeks of the year when mowing is not required due to winter dormancy, our crews will continue service by focusing on manual weed removal and trash pick-up throughout the property to maintain cleanliness and appearance.

2. Detail and Shrub Maintenance

· Shrub Pruning:

Our detail crew will visit the property **once per month** to prune all shrubs and ornamental plant material, maintaining appropriate size, structure, and health.

3. Irrigation Management

Monthly Inspections:

Our irrigation team will perform a full **system inspection once per month**, checking zones, heads, valves, and controller programming. Any issues outside the scope of routine maintenance will be documented and brought to the CDD's attention.

4. Horticultural Services

Turf Fertilization:

All turf areas will be fertilized six (6) times per year using seasonally appropriate blends to promote vigor, color, and root development.

Narrative Description / Ops Plan

· Plant Fertilization:

Shrub and ornamental beds will be fertilized three (3) times per year to maintain plant health and vitality.

Palm & Tree Fertilization:

All palms and ornamental trees will receive targeted fertilization to meet specific nutrient needs and support long-term health.

5. Reporting and Communication

- Weekly updates will be provided to the CDD representative detailing work completed, any notable issues, and upcoming scheduled services.
- Monthly reports for irrigation inspections and horticultural treatments will be submitted for documentation and transparency.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

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

General Landscape Maintenance and Irrigation	\$ <u>246,000</u> Yr.

PART 2

Fertilization (All labor and materials)	
-----------------------------------------	--

\$ 60,327.84 Yr.

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

51.7	AUGUSTINE (per specification	ns in Part 2)	
FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
10-0-20 + Pre M	1 lb N/ 1000 sf	5,000 lbs	\$4,244.00
46-0-0	.5 lbs N/ 1000 sf	543 lbs	\$1,125.01
16-0-16	1 lb N/ 1000 sf	4,000 lbs	\$3,984.07
Liquid Iron	5 fl oz/ 1000 sf	2,500 fl oz	\$1,615.84
16-0-16	1 lb N/ 1000 sf	4,000 lbs	\$3,984.07
10-0-20 + Pre M	1 lb N/ 1000 sf	5,000 lbs	\$4,244.00
PA	SPALUM (per specifications	in Part 2)	1 7 9=:::
FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
10-0-20 + PreM	1 lb N/ 1000 sf	1,000 lbs	
46-0-0	.5 lbs N/ 1000 sf	109 lbs	\$1,540.25 \$385.72
16-0-16	1 lb N/ 1000 sf	800 lbs	\$1,365.97
10-0-20	1 lb N/ 1000 sf	1000 lbs	\$1,445.97
Liquid Iron	5 fl oz / 1000 sf	500 fl oz	\$554.00
16-0-16	1 lb N/ 1000 sf	800 lbs	\$1,365.97
10-0-20 + PreM	1 lb N/ 1000 sf	1,000 lbs	
	FORMULA 10-0-20 + Pre M 46-0-0 16-0-16 Liquid Iron 16-0-16 10-0-20 + Pre M FORMULA 10-0-20 + PreM 46-0-0 16-0-16 10-0-20 Liquid Iron 16-0-16	FORMULA APPLICATION RATE (LBS. N/1000 SF) 10-0-20 + Pre M	FORMULA APPLICATION RATE (LBS. N/1000 SF) POUNDS PRODUCT TO BE APPLIED 10-0-20 + Pre M 1 lb N/ 1000 sf 5,000 lbs 46-0-0 .5 lbs N/ 1000 sf 1 lb N/ 1000 sf 4,000 lbs Liquid Iron 5 fl oz/ 1000 sf 2,500 fl oz 16-0-16 1 lb N/ 1000 sf 5,000 lbs 10-0-20 + Pre M 1 lb N/ 1000 sf 5,000 lbs PASPALUM (per specifications in Part 2) FORMULA APPLICATION RATE (LBS. N/1000 SF) TOTAL POUNDS PRODUCT TO BE APPLIED 10-0-20 + PreM 1 lb N/ 1000 sf 1,000 lbs 16-0-16 1 lb N/ 1000 sf 109 lbs 16-0-16 1 lb N/ 1000 sf 1000 lbs Liquid Iron 5 fl oz / 1000 sf 500 fl oz 16-0-16 1 lb N/ 1000 sf 500 fl oz

MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICAT ION
March	10-0-20 + Pre M	1 lb N/ 1000 sf	3,000 lbs	\$2,940.48
April	46-0-0	.5 lbs N/ 1000 sf	326 lbs	\$736.37
June	16-0-16	1 lb N/ 1000 sf	2,400 lbs	\$2,607.75
August	Liquid Iron	5 fl oz / 1000 sf	1,500 fl oz	\$1,057.64
October	10-0-20	1 lb N/ 1000 sf	3,000 lbs	\$2,760.48

	UKN	AMENTALS (per specificatio		3
MONTH	FORMULA	APPLICATION RATE (LBS, N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-1 0-10	4 lbs N/ 1000 sf	4,375 lbs	\$2,650.00
June	8-1 0-10	4 lbs N/ 1000 sf	4,375 lbs	\$2,650.00
October	8-1 0-10	4 lbs N/ 1000 sf	4,375 lbs	\$2,650.00

ACONTELL	(I)	PALMS (per specifications in		COCCEPED
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2.0-12	1.5 lb N/100 sf	3,188 lbs	\$3,720.00
June	8-2.0-12	1.5 lb N/100 sf	3,188 lbs	\$3,720.00
Sept	8-2.0-12	1.5 lb N/100 sf	3,188 lbs	\$3,720.00
Nov	8-2.0-12	1.5 lb N/100 sf	3,188 lbs	\$3,720.00

MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	All shrubs & Ornamentals	4,375 lbs	Included
June	8-10-10	All shrubs & Ornamentals	4,375 lbs	Included
October	8-1 0-10	All shrubs & Omamentals	4,375 lbs	Included

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

DA	DT	10
I''	n.	

Pest Control	(All labor and materials)	S	9,049.18	Yr.
3,11,00,000	A STORY CONTRACTOR	(if e	ntire pesticide allowance	e is required)

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

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

OTC Injections (All labor and materials)

\$ ____458.40_/Yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Bismark	2	4	\$22.80	\$182.40
Reclinata	3	4	\$23.00	\$276.00

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Highlighted Landscaped Areas Designated as Parks and clubhouse as described in Scope of Services. \$ 13,390.00 / Yr.

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

Irrigation (All labor and materials)	\$26,705.64	

PART 5

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

500 CY Medium Pine Bark Mulch per specs for top-dressing at \$ 69.23/CY

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 34,611.75 /Yr. (do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The District reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install approximately 6500 (4" pots) annuals up to four (4) times per year per specs at the direction of the District at \$ 4.50 /annual

\$ 29,250 /rotation

\$ 117,000 3/Yr. (if all rotations are performed - do not include in Grand Total)

§ 352,082	2.40	Yr.		t will be written for)	
FIRST AN	NUAL RENEWAL			§ <u>352,082.46</u>	/Y
SECOND	ANNUAL RENEW	AL		\$ 352,082.46	/Y1
THIRD A	NNUAL RENEWAI			\$ 359,186.58	/Yr
Firm Addr	:/Firm Name SR Lan ess 5100 W. Kenned Zip Tampa, FL 3360	ly Blvd, Suite (ndscape)	
	mber 813-892-8226		Fax Number NA	Y	
	Title of Representat		(Please Print)	opment	
Date	6.13.25	V	-		
DDENDA	– Bidder acknowled	ges the receip	t of Addendum No).'s	
1.	2,	3,	4	5	
	Dated this		day of	20	24

Equipment List

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

PROPOSER: Sunrise Landscape DATE: 6.13.25

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	72" Toro Mower	1	Lena Road, Bradenton
1	48" Toro Mower	1	Lena Road, Bradenton
1	62" Toro Mower	1	Lena Road, Bradenton
1	Hort Rig and Sprayer	4	Lena Road, Bradenton
2	Irrigation Rig	5	Lena Road, Bradenton
3	Suite of Hand Operated Power Equipment (Blowers, Line Trimmer, Edger)	I	Lena Road, Bradenton
2	Hedge Trimmers	1	Lena Road, Bradenton

Personnel

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

EVALUATION CRITERIA

(25 Points Possible) (_____ Points Awarded)

manager and other s manage this project;	pecifically train proposed staff	ned individuals who will mana	igned personnel, including the project ge the property; present ability to les certification, technical training, tifications, etc. with bid.)	
Management and Supe	ervisory Person	mel		
Name	Years Exp.	Position/Certifications	Duties and Responsibilities	
1.Niles Badgerow	20 Yrs.	Account Manager	POC / Acct mgmt. / project mgmt.	
2 Neil Santiago	12 Yrs	Operations Manager	Ops Planning / QC / Ops mgmt.	
3. Christian Santiago	14 Yrs	Production Manager	Field Services / Supervision	
4 Brandon Beckman.	15 Yrs.	Horticulture Manager.	Oversee all Hort Operations	
5. Alex Gonzalez.	15 Yrs.	Regional Manager.	Oversee all operations regionally	
Proposed Staffing Lev	<u>rels</u>			
3 Superviso	ors, and <u>2</u> t will be utilize	on staff will always include, atTechnical personnel. In aded on this project. (Such as per	dition, list any personnel with	
Name	Years Exp.	Position/Certifications	Duties and Responsibilities	
I. Yanfel Reyes	5	Crew Leader / Foreman	Crew Lead	
2. Angel Rivera	5	Field Crew	Field Operator	
3. Avery Green	7	Field Crew	Field Operator	
4. Jacob Romero	27	L&O Tech	Application of Hort Treatments	

2.	Experience	(25 Point	s Possible) (_ Points Awarded		
	(E.g., past & current record and previously awarded to the firm; p nory of all equipment, etc.)			A STATE OF THE STA		
r.	Project Name/Location; Fishha	wk Ranch West				
		ontact Phone: 540-878	3-1353			
	Project Type/Description: HOA	1				
	Dollar Amount of Contract: \$380,000					
	Your Company's Detailed Scop landscape maintenance service	e of Services for Projec		es full service		
	Maintenance (mow_edge, wee	d, blow, trim, cleanup,	etc)			
	Irrigation (Management and	repair)				
	Horticulture (Fertilizer, Herbicio	le, Insecticice, Fungicid	le)			
	Duration of Contract: START I	DATE: 2023	END DATE:	Current		
2.	Project Name/Location: Hawks Contact: Allison Martin	tone CDD Contact Phone: 941-773	3-6413			
	Project Type/Description: CDE	The state of the s				
	Dollar Amount of Contract: \$571,292					
	Your Company's Detailed Scope of Services for Project: Sunrise provides full service landscape maintenance services to this community including:					
	Maintenance (mow. edge, weed, blow, trim, cleanup, etc)					
	Irrigation (Management and repair)					
	Horticulture (Fertilizer, Herbicide, Insecticice, Fungicide)					
	Duration of Contract: START I	DATE: 2018	END DATE:	Current		
3.	Project Name/Location: Roan Hills					
	Contact; Lisa Lazaro (Contact Phone: 352-38	7-7480			
	Project Type/Description HOA					
	Dollar Amount of Contract: \$305,500					

Experience cont. Maintenance (mow, edge, weed, blow, trim,	cleanup ato)
Irrigation (Management and repair)	cleanup, etc)
Horticulture (Fertilizer, Herbicide, Insecticice	Fundicide)
Duration of Contract: START DATE: 2024	The state of the state of the state of
Project Name/Location: Channing Park HOA Contact: Nathan Oliveira Contact Phone: 40	01-862-6829
Project Type/Description: HOA	10,007,2775.
Dollar Amount of Contract: \$327,188	
Your Company's Detailed Scope of Services for landscape maintenance services to this com-	
Maintenance (mow, edge, weed, blow, trim, clear	anup, etc)
Irrigation (Management and repair)	
Horticulture (Fertilizer, Herbicide, Insecticice, Fu	ingicide)
Duration of Contract: START DATE: 2024	END DATE: Current
Project Name/Location; Encore at Fishhawk	
Contact: Marilyn Cose Contact Phone: 81	13-335-7966
Project Type/Description: HOA	
Dollar Amount of Contract: \$385,400	
Your Company's Detailed Scope of Services for landscape maintenance services to this com-	
Maintenance (mow, edge, weed, blow, trim, clear	anup, etc)
Irrigation (Management and repair)	
Horticulture (Fertilizer, Herbicide, Insecticice, Fu	ingicide)

Experience cont.

An additional five **(5) points** will be awarded to all proposers with previous Landscape Maintenance and Irrigation experience with CDDs within the past three (3) years.

Community Development Districts within the past three (3) years? YES X NO				
If yes, please fill in information below:				
Project Name/Location: Hawkstone CDD Contact: Allison Martin Phone: 941-773-6413 \$ amt.: \$571,292				
				Your company's Scope of Services for Project: Sunrise provides full service landscape maintenance services to this community including: Maintenance, Irrigation, and Horticulture work
Duration of Contract: START DATE: 2018 END DATE: Current				
(5 Points Possible) (Points Awarded – This is either "0" or "5")				
3. <u>Understanding Scope of RFP</u> (20 Points Possible) (Points Awarded)				
Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?				
4. Price (20 Points Possible) (Points Awarded)				
A full twenty (20) points will be awarded to the proposer submitting the lowest bid for Parts 1 - 4 of the Scope of Services (the Contract Amount), AN AVERAGE OF ALL YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND ANY ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *				
* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20) (210,000/265,000) \times 20 = 15.85, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20), (210,000/425,000) \times 20 = 9.88, therefore, Contractor "C" will receive 9.88 of 20 points.				
5. <u>Reasonableness of ALL Numbers</u> (5 Points Possible) (Points Awarded)				
Up to five (5) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.				
Proposer's Total Score (100 Points Possible) (Points Awarded)				

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.

memal	Name (as shown on your SR Landscaping LLC)	our income tax return). Name is required on this line;	the state of the s	er miorination.		
	Business name/disregarded entity name, if different from above Sunrise Landscape					
Print or type. See Specific Instructions on page 3.	Check appropriate bo following seven boxes Individual/sole prosingle-member LLC	orietor or C Corporation S Corporatio			Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt pages code (if any)	
	Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partn Note: Check the appropriate box in the line above for the tax classification of the single-member LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member the owner should check the appropriate box for the tax classification of its owner.			vner. Do not check owner of the LLC is ple-member LLC that	Exemption from FATCA reporting code (if any)	
	Other (see instruct	ons) ►			(Applies to accounts maintained outside the U.S.)	
	5 Address (number, stre	et, and apt_ or suite no,) See instructions.		Requester's name a	and address (optional)	
9	5521 Baptist Church Re	oud				
-01	6 City, state, and ZIP co	ode				
	Tampa, FI 33610					
	7 List account number(s) here (optional)				
Par	Taxpayer	Identification Number (TIN)	and the second second	- V- 12		
		riate box. The TIN provided must match the na		DIG.	curity number	
		viduals, this is generally your social security nu r, or disregarded entity, see the instructions for		ora		
		dentification number (EIN), If you do not have a		ta		
TIN, la				or		
Note:	If the account is in mo	re than one name, see the instructions for line	1. Also see What Name a	and Employer	identification number	
Numb	er To Give the Reques	ter for guidelines on whose number to enter.				
				8 4	- 2 7 8 8 1 0 7	
Par	Certificati	on				
	penalties of perjury.	4.57				
2. I an Ser	not subject to backup	s form is my correct taxpayer identification nun o withholding because: (a) I am exempt from b eject to backup withholding as a result of a faili up withholding; and	ackup withholding, or (b)	I have not been n	otified by the Internal Revenue	
3.1 an	a U.S. citizen or othe	U.S. person (defined below); and				
		d on this form (if any) indicating that I am exen	npt from FATCA reportin	g is correct.		
you ha acquis other t	ive failed to report all int lition or abandonment of than interest and divider	ou must cross out item 2 above if you have been overest and dividends on your tax return. For real a f secured property, cancellation of debt, contribuids, you are not required to sign the certification,	state transactions, item 2 tions to an Individual retire	does not apply. Fo ement arrangemen	or mortgage interest paid, t (IRA), and generally, payments	
Sign	Signature of U.S. person ►	Elpous		Date ► May 23, 201	23	
	neral Instruc	tions	• Form 1099-DIV (div		those from stocks or mutual	
	Section references are to the Internal Revenue Code unless otherwise		funds) • Form 1099-MISC (various types of income, prizes, awards, or gross			
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.ls.gov/FormW9.		proceeds) • Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)				
	~	to www.us.gov/Formwa.	 Form 1099-S (proc 	eeds from real es	tate transactions)	
Pur	pose of Form		 Form 1099-K (mere 	chant card and thi	rd party network transactions)	
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer		 Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition) 				
	identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption		Form 1099-C (canceled debt)			
taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other		 Form 1099-A (acquisition or abandonment of secured property) Use Form W-9 only if you are a U.S. person (including a resident 				
return	s include, but are not li	ormation return. Examples of information mited to, the following.	alien), to provide your correct TIN: If you do not return Form W-9 to the requester with a TIN, you might			
• Forn	n 1099-INT (Interest ea	med or paid)	be subject to backup withholding. See What is backup withholding.			

Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYYY) 05/17/2023

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

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

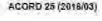
PRODUCER Stahl & Associates Insurance, Inc			CONTACT Chayla Deitz, CISR, CIC			
				7) 393-5623		
110 Canlion Parkway St. Pelersburg FL 337 l6		E-MAIL ADDRESS: certificatessipete@stahlinsurance.com				
			INSURER(S) AFFORDING COVERAGE	WAIC#		
		FL 33716	INSURERA; FCCI Insurance Group	10178		
INSURED			INSURER B : National Trust Insurance Co	20141		
SR Landscaping, LLC DBA: Suntise Land 5521 Baptist Church Rd Tampa	SR Landscaping, LLC DBA: Sunnse Landscape		INSURER C: Monroe Guaranty Ins Co	32505		
	5521 Baptist Church Rd		(INSURER D :			
			WSURER E:			
	Tampa	FL 33610	INSURER F :			

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. ADDE SUBR TYPE OF INSURANCE POLICY NUMBER COMMERCIAL GENERAL LIABILITY 1,000,000 EACH GOGURRENCE DAMAGE TO RENTED FREMISES (E) occumence) 1,000,000 CLAMS-WADE X DICCUR 10,000 MED EXP (Any one person) GL 10007822901 10/01/2022 A PERSONAL & ADV INJURY 2.000,000 GEN'L AGGREGATE LIMIT APPLIES PER. GENERAL AGGREGATE 2,000,000 POLICY X PRO PRODUCTS - COMPIOP AGG OTHER: COMPINED SINGLE LIMIT AUTOMOBILE LIABILITY \$ 1,000,000 X ANY AUTO BODIL'S INJURY (Per nesson) OWNED AUTOS ONLY HIRED SCHEDULED AUTOS NON-OWNED AUTOS DNLY CA10007328201 10/01/2022 10/01/2023 BODILY MULIEV (Per agricant) PROPERTY DAMAGE AUTOS ONLY \$ 5,000 Medical payments X UMBRELLA LIAB 5,000,000 DISCUR EACH GOOLIRRENCE EXCESS LIAB 5,000,000 A/B 10008019500778190775 10/01/2022 10/01/2023 CLAIMS-MADE AGGREGATE DED X RETENTION \$ 0 WORKERS COMPENSATION × SEALTE AND EMPLOYERS' LIABILITY 1,000,000 ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [Mandalory in MH) EL SACH ACCIDENT WC010007323101 10/01/2022 10/01/2023 N \$ 1,000,000 EL DISEASE - EA EMPLOYEE lf yes, describe under DESCRIPTION OF OPERATIONS below 1,000,000 ELI DISEASE - POLICY LIMIT \$200,000 Max Per Item Leased/Rented Equipment \$200,000 A CM10007323001 10/01/2050 10/01/2023 Occurrence Deductible \$5 000 DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES. (ACORD 101). Additional Remarks: Schedule, may be attached if more space is required)

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES TACORD TOTAL ADDITIONAL REMARKS Schedule, may be attached it more space is required

CERTIFICATE HOLDER	CANCELLATION		
For Informational Purposes	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.		
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	ANTHORIZED REPRESENTATIVE KILLY & Popular		
	A STATE AND A STATE OF THE STAT		

@ 1988-2015 ACORD CORPORATION. All rights reserved.



Thank you





Clay Sones
Business Development
csones@sunriselandscape.com |
813-892-8226



DISCOVER THE DIFFERENCE

Request for Proposal:

Berry Bay CDD

Contact: Shannon Dyer Shannon@pinelakellc.com (656) 224-9119

PINELAKE LLC.COM (f) (in)
12980 TARPON SPRINGS RD | ODESSA, FL | 33556

June 16th, 2025

Dear Berry Bay CDD and Board of Directors,

Pine Lake Services appreciates the opportunity to submit our qualifications for the Landscape

Maintenance Services at Berry Bay CDD. Pine Lake is a certified minority business since 1998, providing professional experience in growing, installation, irrigation, and maintenance services.

Pine Lake Services will provide Berry Bay CDD with a fully-staffed crew each week, along with separate pest control technicians, and separate ancillary crews as needed. Once awarded we will provide you a single point of contact to guarantee ease of communication between yourself and PLS.

We Care About the Details

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

Customer Satisfaction Guaranteed

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

Management Team with 150 Years Combined Experience

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



Thank you for taking the time to review our qualifications and considering Pine Lake Services to maintain the landscape for Berry Bay CDD. Please contact Shannon at 656-224-9119 or Shannon@pinelakellc.com with any questions you may have.

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

Regards, John AMAROSA, 000 John Amarosa

Overview

Pine Lake Services (PLS) is trained in Green Industries Best Management Practices to create visually appealing and environmentally safe communities.

Our team members are certified in "Florida Green Industries Best Management Practices for Protection of Water Resources in Florida" by UF/IFAS Extension and are well-versed in Florida Friendly maintenance practices.

Operational Philosophy & Approach

Our integrated approach to landscaping emphasizes nine interrelated principles:

- Right Plant, Right Place
- Water Efficiently
- Fertilize Appropriately
- Mulch
- Attract Desirable Wildlife
- Manage Yard Pests Responsibly
- Recycle Yard Waste
- Reduce Stormwater Runoff
- Protect the Waterfront

PLS will provide a reliable, well-trained crew for maintenance and detail services, including bed weed control. The team will follow a structured plan using an annual calendar, weekly Gantt charts, and detailed maps for tasks such as maintaining neighborhood entry medians.

A trained team leader will oversee daily operations and serve as the main contact with Berry Bay CDD. The team will also have support from experienced landscape professionals across the Tampa Bay area.

The Berry Bay team will have all the necessary equipment to ensure safety and efficiency. Additional services, such as irrigation inspections, turf care, palm pruning, and mulching, can be provided, with extra crews and technicians available when needed.





Geographic Location

The office of Pine Lake Services that would service your property is located at 14875 US 301 N Parrish, FL 34219. This is approximately only **5** minutes away from Berry Bay CDD. Our headquarters is located at 12980 Tarpon Springs Rd Odessa, FL 33556.

Ability to Manage the Project

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

- Ongoing Training: We prioritize continuous learning to improve team performance, reduce errors, and minimize inefficiencies. Our training platform, Greenius, keeps our employees up to date.
- Regular Site Visits: Frequent visits to the job site allow us to maintain clear communication with Berry Bay CDD property management/board to ensure expectations are met. Our best practices include crew check-ins, property assessments, client updates, and job enhancements.
- Organized Approach: PLS will use detailed production maps, schedules, and Gantt charts to ensure the entire team is aligned and informed about the property's scope and goals, beyond just the Foreman.

Evaluation of Existing Workload

Pine Lake Services current workload will not inhibit our ability to work at Berry Bay CDD. We have the ability to meet and exceed your expectations.

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/9/2024

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(jes) must have ADDITIONAL INSURED provisions or be endorsed.

	UCER			NAME: Courtney C	iossen			
Ste	rling Seacrest Pritchard, Inc. 1 W Dr Martin Luther King Jr Blvd		PHONE FAX (A/C, No, Ext):813-498-1189 (A/C, No):					
	te 350		E-MAIL ADDRESS: cgossen@sspins.com					
	npa FL 33607		INSURER(S) AFFORDING COVERAGE NAIC					
			License#:70726	INSURER A : Berkshir	eHathawayS	pecialtyInsuranceCompa	any	22276
ISU		INCLIDED B . FFVA MIL						
Pine Lake Nursery & Landscape LLC 12980 Tarpon Springs Rd				INSURER C : XLSpecialtyInsuranceCo				
23 Ode	essa FL 33556			INSURER D:				
				INSURER E:				
			INSURER F:					
			NUMBER: 2079977364	REVISION NUMBER:				
NO ISS SU	IIS IS TO CERTIFY THAT THE POLICIES OF DTWITHSTANDING ANY REQUIREMENT, T SUED OR MAY PERTAIN, THE INSURANCE ICH POLICIES. LIMITS SHOWN MAY HAVE	ERM OR C	ONDITION OF ANY CONTE D BY THE POLICIES DESCE	RACT OR OTHER DOC RIBED HEREIN IS SUE	UMENT WITH	RESPECT TO WHICH THIS	S CERTII	FICATE MAY E
ISR TR	TYPE OF INSURANCE	INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	(MM/DD/YYYY)	LIMIT	rs	
A	X COMMERCIAL GENERAL LIABILITY		47-GLO-332639-02	12/15/2024	7/1/2025	EACH OCCURRENCE	\$ 1,000	000
	CLAIMS-MADE OCCUR					PREMISES (Ea occurrence)	\$ 300,0	00
						MED EXP (Any one person)	\$ 10,00	0
						PERSONAL & ADV INJURY	\$ 1,000	.000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$ 2,000	000
	X RO-POLICYXPJECT LOC					PRODUCTS - COMP/OP AGG	\$ 2,000	
	OTHER: AUTOMOBILE LIABILITY					Per Proj Agg COMBINED SINGLE LIMIT	\$ 2,000	
A			47-CAO-332641-02	12/15/2024	7/1/2025	(Ea accident) BODILY INJURY (Per person)	\$ 1,000	.000
	OWNED SCHEDULED					BODILY INJURY (Per accident)	\$	
	AUTOS ONLY X AUTOS NON- HIRED OWNED					PROPERTY DAMAGE	\$	
	X AUTOS ONLY AUTOS ONLY					(Per accident)	\$10,00	<u> </u>
4	X UMBRELLA LIAB OCCUR		47.110.00.000.000	12/15/2024	7/1/2025	PIP EACH OCCURRENCE	\$ '	
ì	EXCESS LIAB CLAIMS-MADE		47-UMO-332642-02	12/15/2024	7/1/2025	AGGREGATE	\$ 5,000	
ŀ	DED Y RETENTION ¢						5,000	.000
В	WORKERS COMPENSATION		WC840-0812515-2024A	7/1/2024	7/1/2025	X PER OTH-		
,	AND EMPLOYERS' LIABILITY ANYP ROPRIETOR/PARTNER/EXECUTIVE Y/N		WC040-0012313-2024A	77172024	77172023	E.L. EACH ACCIDENT	L. EACH ACCIDENT \$1,000,000	
	(Mandatory in NH)	N/A				E.L. DISEASE - EA EMPLOYEE\$	1,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below					\$.L. DISEASE - POLICY LIMIT	1,000	
2	Inland Marine		UM00169661MA24A	12/15/2024	7/1/2026	Scheduled Limit	\$615,	652
						Leased/Rented	\$200,	000
Whe Ger	RIPTION OF OPERATIONS / LOCATIONS / VEHICLES en required by written contract, those peral Liability, including ongoing and coulired by written contract, a Waiver of Supensation policies.	parties lis mpleted	ted in said contract, inclu operations, Auto Liability	iding the Certificate , and Umbrella Liab	Holder, are a	added as Additional Insu led by the policy and/or	endors	ements. Who

CERTIFICATE HOLDER CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. For Information Purposes AUTHORIZED REPRESENTATIVE © 1988-2015 ACORD CORPORATION. All rights reserved.

Form (Nev. October 2018).

Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

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

	1 Name (as shown on your income lax return). Name is required on this line; do not leave this line blank. Pine Lake Services, LLC 2 Business name/disregarded entity name, it different from above								
4.5									
See Specific Instructions on page 3.	Check appropriate to following seven boxes Individual/sole projection of the single-member LU Limited liability con Note: Check the a	Exemptions (codes apply only to certain entities, not individuals; see instructions on sage 3): Exempt payee code (if any) Exemption from FATCA recording							
file Ins	(LC if the LLC is all another LLC that is is disregarded from								
8	Other (see Instructi	ions) >					(Applies in accounts amounted prices (Se U.S.)		
Sp	5 Address (number, sire	set, and apt. o	Requisier's name	and address (aptional)					
8 1	2980 Tarpon Spri	ngs Rd							
U) E	8 City, state, and ZIP code								
r	Idessa, FL 33556								
- Arriva	List ancount number(s	1							
umber To Give the Requester for guidelines on whose number to enter.						of and Employee	yer identification number		
art l	Certificati	on							
	onalties of perjury, I								
Servi	tumber shown on this not subject to backup ce (IRS) that I am sut nger subject to back	p withholdin	g because: (a) I a kup withholding a	m exempt from bac	kup withholding, or (b) I have not been i	sued to ma), and notified by the internal Revenue) the IRS has notified my that I a		
I am a	a U.S. citizen or other	U.S. perso	n (defined below)	; and					
The F	ATCA code(s) entere	id on this for	m (if any) indical	ing that I am exemp	from FATCA report	ing is correct.			
erbilie u havi	ation instructions. You railed to report all intended to report all intended and on ment of	ou must cros terest and di discured on	s put item 2 above vidends on your te openy, cancellatio	If you have been no x return. For real est n of debt, contribution	tified by the IRS that ate transactions, item ins to an individual re-	yau are currently sub 2 does not apply. Fi tirement anangemen	ijent to backup withholding becau or mortgaga interest paid, it (IFIA), and generally, payments the instructions for Part II, later.		
ign lere	Signature of U.S. person ►	DA	Ble	1		Date # 10-	2-2023		
ien	eral Instruc	tions	1		• Form 1099-DIV (dividends, including	those from stocks or mutual		

Section references are to the Internal Revenue Code unless otherwise

Future developments. For the latest information about developments related to Form W-8 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 texpayer 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-MISC (various types of income, prizes, awards, or gross
- . Form 109F-B (stock or militual fund rains and certain other transactions by brokers).
- Form 1099-S (proceeds from mai estate transactions)
- . Form 1099-K (merchant card and third party network fransactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest). 1098-T (luttion)
- 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 allen), 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,

Licenses & Certifications

Minority Certificate



Certified Pest Control Operator



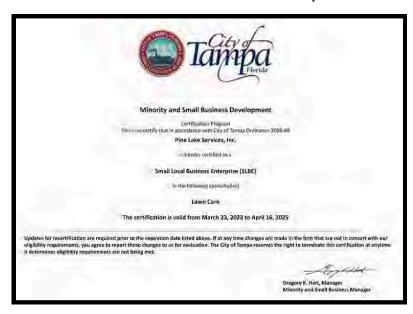
Small Business Enterprise Certification



Minority Business Enterprise



Small Local Business Enterprise



Business Tax Receipt



<u>Staffing Approach - Key Personnel & Staffing Levels</u>

PLS will ensure the Berry Bay CDD team is fully staffed at all times. Our management team has a combined 150 years of landscape and irrigation maintenance experience, giving us the capability to handle unique situations that may arise.

The following pages include the PLS organizational chart and resumes for the supervisory PLS staff. The resumes highlight relevant and similar property experience.

Proposed Staffing Levels:

Pine Lake Services will staff Berry Bay CDD with the following:

A 4 person crew three times per week in season that will include a Foreman, Lead man and crew. The crew will perform all duties required by the association each week. In addition, there will be a production manager assigned to this property to visit and assist the crew each week.

2 person irrigation crew performing a complete monthly wet check inspection and repairs.

2 person horticulture team to perform monthly applications, inspections and spot treatments.

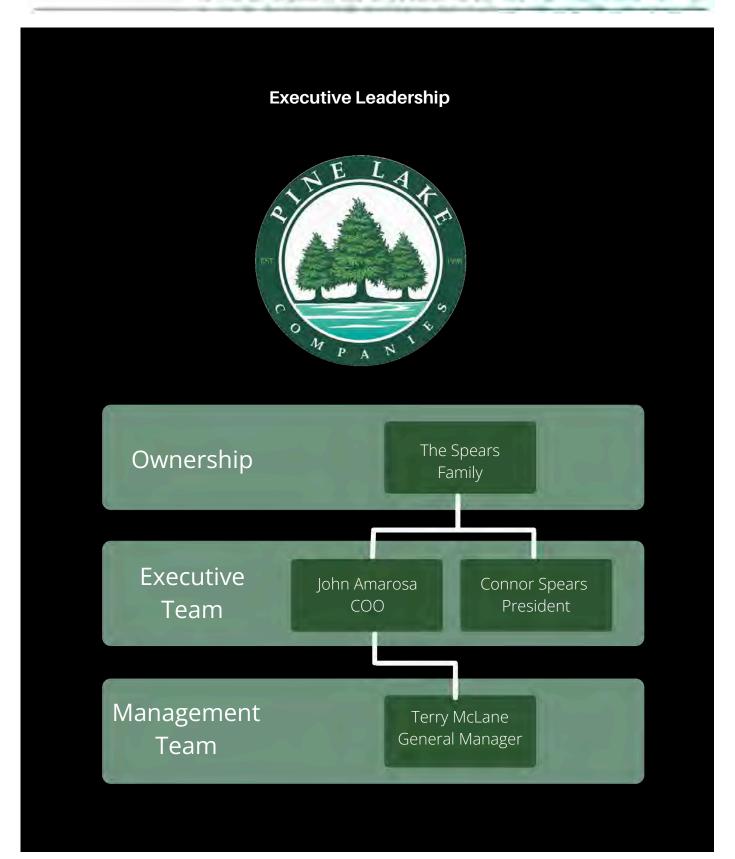
Enhancement Teams can be dispatched to perform installs of flowers and mulch or small projects.

A dedicated Account Manager who will be your single point of contact for all of your needs and concerns.

Emergency Numbers:

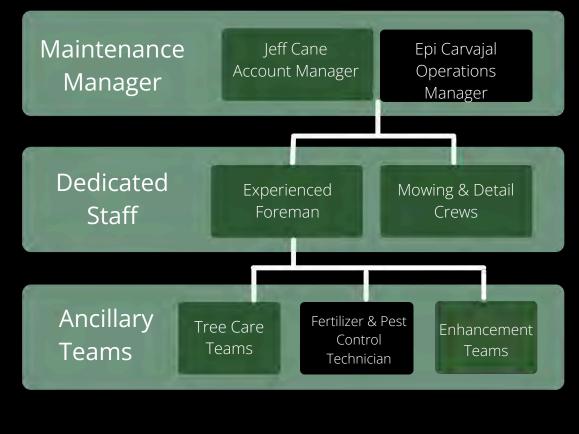
Should an emergency arise during Pine Lake's time contracted with Berry Bay CDD, the management team is always available.

John Amarosa, COO (727) 243-2852 Terry McLane, General Manager (727) 423-7664 Epi Carvajal, Operations Manager (813) 528-5039



Berry Bay CDD Staffing







JOHN AMAROSA

30
YEARS EXPERIENCE

EDUCATION

COO

University of South Florida B.A. Criminology

Associations
Vice President of FNGLA
BOMA
BMI
CAI

CERTIFICATIONS

State of Florida CPCO
GI-BMP Certified in Florida
BMP Certified in Pinellas & Manatee
OSHA 30
UF Palm School Graduate
State of Florida Aquatics Management
Certified

DUTIES & RESPONSIBILITIES

Mr. Amarosa organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. John will ensure client satisfaction while working with the executive leadership team.

PROJECT EXPERIENCE

- Oversaw landscape operations on the following properties:
- City of Tampa Parks
- Long Leaf CDD
- Concord Station CDD
- Oakstead CDD
- Highlands CDD
- Highland Park CDD
- Sterling Hill CDD
- Forest Brooke CDD
- Waterchase CDD
- Lakewood Ranch CDD 1, 2, 3, 5 and 6
- South Fork 3 CDD
- Carlton Lakes CDD
- The Groves CDD
- Riverbend West CDD
- Harrison Ranch CDD
- KBAR Ranch II CDD

Plus a multitude of extremely large HOA's and High Profile Sites including:

- Innisbrook Resort
- Several Esplanade properties with Taylor Morrison
- Several Del Web by Pulte Properties
- All BayCare Hospital Facilities
- All Moffitt Cancer Center Campuses
- Several HCA Hospitals
- Encore at Fishhawk
- Kings Point HOA
- Trinity HOA
- Champions Club HOA
- Cobb's Landing HOA
- East Lake Woodlands HOA
- Villa Rosa HOA
- Connerton HOA
- Wellington HOA
- Saddlebrook HOA
- HCA Hospitals



TERRY MCLANE

General Manager

32
YEARS EXPERIENCE

EDUCATION
Tampa Bay Area Graduate

CERTIFICATIONS
State Of Florida Pest Control
GI-BMP Certified in Florida
OSHA 30

DUTIES & RESPONSIBILITIES

Mr. McLane organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. Terry will ensure client satisfaction while working with the Operational Leadership team.

PROJECT EXPERIENCE

Oversaw landscape operations on the following properties:

- Concord Station CDD
- Oakstead CDD
- . Highlands CDD
- Highland Park CDD
- Sterling Hill CDD
- Waterchase CDD
- Carlton Lakes CDD
- The Groves CDD
- Asturia CDD
- Bexley Ranch CDD
- Connerton West CDD
- Riverbend West CDD
- KBAR Ranch II CDD
- Tampa Bay Golf & Country Club

Plus a multitude of extremely large HOA's and High Profile Sites including:

- Innisbrook Resort
- Several Esplanade properties with Taylor Morrison
- Several Del Web by Pulte Properties
- Several BayCare Hospital Facilities
- All Moffitt Cancer Center Campuses
- Saddlebrook HOA
- Trinity HOA
- Champions Club HOA
- Tampa Bay Golf and Country Club
- Villa Rosa HOA
- Wellington HOA
- Cheval HOA
- Epperson Ranch HOA and Lagoon
- Estancia HOA
- East Lake Woodlands HOA



EPI CARVAJAL

Operations Manager

27 YEARS EXPERIENCE

Certifications BMP Certified Trainer **CPR Certified Trainer**



ALEX KOCHER Horticulture Manager

19 YEARS EXPERIENCE

EDUCATION Auburn University -Landscape Horticulture

CERTIFICATIONS

Certified Pest Control Operator General household Pest - Termite **GI BMP Certified**

DUTIES & RESPONSIBILITIES

Epi will be the Account Manager for the CDD. He will prepare the work week for the crews and oversee that all performances that are completed for that week. He will be the point of contact for daily activities. Epi has managed many large scale properties and portfolios in his and past with great success. Epi is well versed in CDD management and care and will communicate via our Account Manager any and all needs to be addressed or improved on.

PROJECT EXPERIENCE

- Connerton CDD
- Riverbend West CDD
- KBAR Ranch II CDD
- Belleview HOA/POA
- Franklin Street Management Portfolio
- The Groves CDD & HOA
- Oakstead CDD
- Saddlebrook Resort
- Summer Tree HOA
- Tampa Bay Golf & Country Club

DUTIES & RESPONSIBILITIES

Alex is a State of Florida Certified Pest Control Operator and serves as the authority for Pine Lake in all things horticulture. His skills are not limited to the following but a few highlights included:

- warm-season turf grass nutritional requirements
- · turf grass disease identification including curative and preventative cultural/chemical treatments turf grass insect
- · identification including curative and preventative cultural/chemical treatments
- turf grass weed identification including curative and preventative cultural/chemical treatments
- palm tree nutritional requirements as well as insect and disease issues within the State
- hard wood tree nutritional requirements as well as insect and disease issues within the State
- ornamental shrub and groundcover nutritional requirements ornamental shrub and groundcover insect and disease curative and preventative cultural/chemical treatments

PROJECT EXPERIENCE

- Moffitt Cancer Center Campuses
- City of Tampa Parks and Recreation Sites
- BayCare Facilities throughout Tampa
- Bay Perry Harvey Park
- Carlton Lakes CDD
- Riverbend West CDD

Experience

Pine Lake Services (PLS) prioritizes consistent and effective communication with Board Supervisors and Property Managers across all the communities we maintain and inspect.

Our strong track record of positive, long-term relationships with property management firms is reflected in the numerous references and letters of recommendation we've received. At PLS, we take pride in fostering these lasting partnerships and providing thorough, regular inspections to ensure each property continues to meet the unique needs of our clients.

Additionally, we've included images of the current properties we maintain, showcasing our commitment to both landscape care and property aesthetics. We go beyond routine maintenance by offering innovative ideas to enhance the overall appearance and value of each property. With approval from Berry Bay CDD management, we also have the flexibility to introduce updates and improvements to the CDD, ensuring the space evolves in alignment with the community's goals.

CDD Experience

PLS has experience with Landscape Installation & Maintenance at Carlton Lakes, Riverbend West, Waterleaf, Cypress Creek, Triple Creek, Tara CDD, Cornergate, Southshore Bay, KBAR Ranch II, Lakeside CDD, Mira Lago CDD, Bull Frog Creek CDD and many more in the greater Tampa Bay area.







References

Riverbend West- Inframark- Ongoing began 10/1/2022

Dollar Amount: \$255,000 **Point of Contact:** Kristee Cole **Phone Number:** 813 382 7355

Address: 2005 Pan Am Cir Ste 300, Tampa, FL 33607



Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to Berry Bay CDD including Turf Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

Carlton Lakes Community-Inframark- Ongoing began 7/1/2021

Dollar Amount: \$585,000

Point of Contact: Jennifer Goldyn **Phone Number:** 813.873.7300

Address: 2005 Pan Am Cir Ste 300, Tampa, FL 33607

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Carlton Lakes. The scope is similar to Berry Bay CDD including Turf Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

Lakeside Community- Rizzetta- Ongoing began 8/1/2023

Point of Contact: Jason Liggett **Phone Number:** 813.994.1001

Address: 5844 Old Pasco Rd Ste 100 Wesley Chapel



Scope of Work: PLS is responsible for the Landscape Maintenance at Lakeside CDD. The scope is similar to Berry Bay CDD including Turf maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

K-Bar Ranch II Community- Rizzetta-Ongoing began 5/1/2023

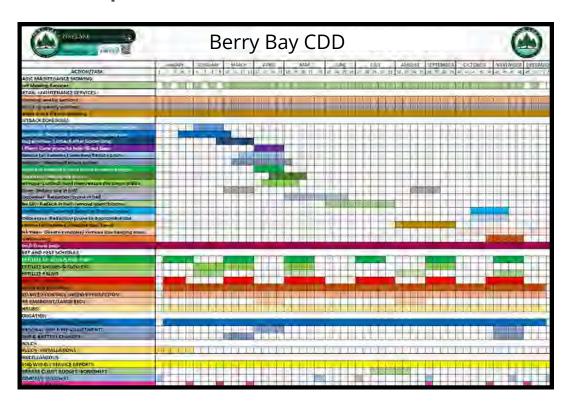
Dollar Amount: \$700,000 **Point of Contact:** Jason Liggett **Phone Number:** 813.994.1001

Address: 5844 Old Pasco Rd Ste 100 Wesley Chapel



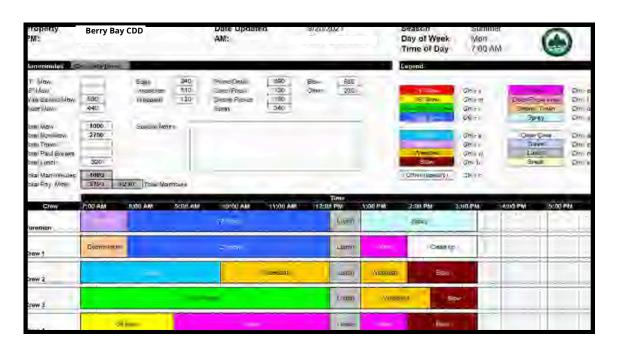
Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at K-Bar Ranch II. The scope is similar to Berry Bay CDD including Turf and Pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

Annual Operations Calendar



*Sample to be reviewed and agreed upon at contract start

Daily Gantt Chart



*We will coordinate with the Property Manager to develop all daily/weekly Gantt charts once the job is awarded.

REQUEST FOR PROPOSAL

FOR

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Prepared by:

Michael Perez Inframark 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

May 2025

TABLE OF CONTENTS

1.	Instructions to Proposers	3
2.	Scope of Services	8
3.	Bid Proposal Form	21
4.	List of Currently Owned Company Equipment	28
5.	Form of Weekly Work Journal	29
6.	Form of Pest Management Report	30
7.	Irrigation Repair Request Form	31
8.	Evaluation Criteria	32
9.	Form of Landscape Maintenance and Irrigation Services Agreement	36
10.	Additional Services Order Form	50
11.	Maintenance Map/Plan	52

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL

Landscape Maintenance and Irrigation Services

Hillsborough County, Florida

Instructions to Proposers

SECTION 1. DUE DATES Notice is hereby given that the Berry Bay Community Development District (the "District") will accept proposals from all qualified companies interested in providing Landscape Maintenance and Irrigation services.

The Request for Proposal ("RFP") packet will be available for public inspection and may be obtained beginning at 12:00 p.m. (EST) on Monday, May 12, 2025, by emailing the District Manager, Michael Perez at Michael.Perez@Inframark.com. Proposers must have obtained an RFP packet prior to attending the Pre-Proposal meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening, and to provide notice of such changes only to those Proposers who have attended the Pre-Proposal Meeting and otherwise notified the District in writing of an intent to submit a Proposal.

Firms desiring to submit proposals may submit one (1) proposal via e-mail to District Manager Michael Perez at Michael.Perez@Inframark.com (no hard copies are required) no later than 12:00 p.m. on Monday, June 16, 2025. For those firms who prefer to submit a hard copy proposal, they shall submit one (1) original and (1) electronic copy (PDF form on a USB flash drive) of the same to the attention of Michael Perez at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. A hard copy proposal must be received by the aforementioned deadline.

Proposals shall be submitted in an electronic or hard copy format and shall clearly identify the project as "Berry Bay Community Development District RFP Landscape Maintenance and Irrigation Services Proposal". Proposals may be either emailed or mailed (or other delivery manner). No facsimile, telephonic, or telegraphic submittals will be accepted. A **public opening** of all proposals will be held at **1:00 pm (EST)**, or as soon thereafter as possible, on **Monday, June 16, 2025**, at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Proposals received after the scheduled date and time for submittal will not be considered but can be claimed by the owner within ten (10) calendar days of the submittal deadline or if not retrieved within the aforementioned timeframe, may be destroyed by the District.

SECTION 2. SIGNATURE ON PROPOSAL. In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the proposer must correctly sign the "Acknowledgment of Receipt of Documents" and "Proposal Signature Form" attached hereto. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his or her authority to do so.

- **SECTION 3. FAMILIARITY WITH THE PROJECT.** Before submitting a proposal, the proposer shall carefully examine the drawings, read the specifications, visit the project site and fully inform itself as to all existing conditions and limitations. Submitting a proposal is a certification by the proposer that the proposer is familiar with the project.
- **SECTION 4. FAMILIARITY WITH THE LAW.** By submitting a proposal, the proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.
- SECTION 5. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible proposer who is qualified by experience to do the work specified herein. The proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. Proposer shall be required to provide a work crew on site five (5) days per work week. The winning proposer shall assign the same work personnel and supervisors to Berry Bay to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected. In order to submit a proposal, each proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; (2) have at least five (5) years of experience with CDD landscaping maintenance projects of similar size and scope; (3) attend the Mandatory Pre-Proposal Meeting; and (4) submit total price along with an option for three (3) one (1) year renewals with price.
- **SECTION 6. DISQUALIFICATION OF PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.
- SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Request for Proposal are to be directed in writing, via e-mail only, to Michael Perez at Michael.Perez@Inframark.com. Interpretations or clarifications considered necessary in response to such questions will be issued by addendum(a) ("Addenda") to all parties recorded as having received the Request for Proposal. Questions received after Friday, May 30, 2025, at 3:00 p.m. (EST) will not be answered. Answers to all questions will be provided to all proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the proposer shall be responsible for all queries.
- SECTION 8. SUBMISSION OF PROPOSAL. Submit one (1) proposal via e-mail or one (1) hard copy of the proposal forms and (1) electronic copy (PDF format on a USB flash drive), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOPALS (Berry Bay Community Development District Landscape Maintenance and Irrigation) ENCLOSED" on the face of it.
- **SECTION 9. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted

at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 10. REQUEST FOR PROPOSAL. The Request for Proposal will be provided to all bidders via Transfer Website URL.

SECTION 11. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda. In making its proposal, each proposer represents that it has read and understands the Request for Proposal and that the proposal is made in accordance therewith, including verification of the contents of the Request for Proposal against its Table of Contents. Proposer shall provide in the proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the proposer in accordance with the Request for Proposal.

SECTION 12. BASIS OF AWARD/RIGHT TO REJECT. The CDD's Board of Supervisors will review the proposals at their Thursday, July 10, 2025, 2:00 p.m. (EST) Board of Supervisors meeting and award a contract that is in the best interests of the CDD. The Board of Supervisors meeting to be held at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. The CDD reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, waive any irregularities in any proposal, and change or waive at any time any provisions in the solicitation documents, as the CDD in its sole discretion deems appropriate. Moreover, the CDD explicitly and clearly reserves the right to make an award on any basis that it deems appropriate.

SECTION 13. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the proposer shall enter into and execute the Contract in substantially the form included in the Request for Proposal package.

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

SECTION 15. INDEMNIFICATION. The successful proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

SECTION 16. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 17. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Request for Proposal:

- A. A narrative description of the proposer's approach to providing the services as described in the Scope of Services provided herein.
- B. Completed price proposal (forms attached).
- C. List position or title, corporate responsibilities and years of experience of key management or supervisory personnel (forms attached as part of "Contractor's Qualification Statement"). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- D. Describe proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level.

 Include a staffing plan depicting quantity of laborers, crew chiefs, field managers as well as work hours and days spent on the property. A work crew must be on site five (5) days per work week. The same work personnel and supervisors shall be assigned to Berry Bay to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.
- E. Three references from projects of similar size and scope. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. Information related to other projects of similar size and scope which proposer has provided, or is currently providing Landscape Maintenance and Irrigation services (forms attached as part of Contractor's Qualification Statement).
- G. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.
- H. Completed copies of all other forms included within the Request for Proposal.

SECTION 18. PROTESTS. Any protest relating to the District and regarding the Request for Proposal, a proposal rejection by the District, or an award of contract by the District, including District specifications or other requirements contained in the Request for Proposal, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the receipt of the Request for Proposal or receipt of the notice of the District's decision as applicable, and must be filed at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Attn: District Manager. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest.

SECTION 19. PROTEST BOND. Any proposer who files a Notice of Protest protesting the Request for Proposal, a proposal rejection, or a contract award shall post with the District at the time of filing (within 72 hours as referenced in Section 18 above), a protest bond payable to the District in an amount equal to one percent (1%) of the value of the estimated contract amount. Bonds shall be by a

U.S. postal service money order, certified check, or cashier's check. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the District prevails, the bond shall be applied to payment of the costs and attorney fees incurred by the District relative to the protest. The entire amount of the bond shall be forfeited if the District determines that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the District or other parties.

Berry Bay Community Development District Michael Perez, District Manager

SCOPE OF SERVICES

PART 1 GENERAL LANDSCAPE MAINTENANCE

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

MARCH 1 – NOVEMBER 1 – Once a week NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 - 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½") to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor's mowing equipment within forty-eight hours from the time the damage is caused at the contractor's sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the Berry Bay Landscape Maintenance and Irrigation Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING (if applicable) - All ponds (if applicable) identified as such on the overall Berry Bay Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's

8 | Page

reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Berry Bay. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

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

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

- 5) MAINTENANCE OF PAVED AREAS All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.
- 6) CLEAN UP At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.
- 7) REPLACEMENT OF PLANT MATERIAL Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.
- 8) If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.

PART 2 FERTILIZATION

The contractor shall follow all provisions of the Hillsborough County Fertilizer Ordinance and Regulation (Fertilizer Ordinance 21-42), as they may be amended from time to time, in addition to the Environmental Protection Commission (EPC) Rules 1-15. It is further recommended that those practices outlined in the Pasco County Fertilizer Rule be followed. Highlights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

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

All St. Augustine Sod:

February A complete fertilizer based on soil tests + PreM

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H2O/1,000 SF)

August SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

October A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March A complete fertilizer based on soil tests + Pre M

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)

June SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

August Apply Supplemental Iron sulfate or chelated iron in liquid applications

October A complete fertilizer based on soil tests

All Paspalum Sod:

March A complete fertilizer based on soil tests + PreM April N (Soluble Nitrogen applied at .5 lbs. N/1000 SF

May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July A complete fertilizer based on soil tests

August Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H2O/1000 SF). If Fe is

applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use

the container label recommended rate of an iron chelate.)

September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

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

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

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

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

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

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

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

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

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg <u>MUST</u> be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3 PEST CONTROL

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

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

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

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

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

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

FIRE ANT CONTROL

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

14 | Page

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

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

Pest Control shall be included in the Contract Amount.

PART 4 IRRIGATION SYSTEM MONITORING AND MAINTENANCE

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

A. Irrigation Controllers

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

B. Water Sources

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

C. Irrigation Systems

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

D. Report

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

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

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

16 | Page

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

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

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

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

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

PART 5 INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

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

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

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

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

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

PART 6 ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately sixty five hundred (6500) annuals in 4" containers up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation **at no additional cost to District**, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

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

General Landscape Maintenance and Irrigation	\$ 274,786

20 | Page

PART 1

Fertilization (All labor and materials)

\$ 46,708.50 Yr.

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

	<u> </u>	ST. AUG	GUST	INE (per specification	ns in F	Part 2)			
MONTH		FORMULA	APPLICATION RATE (LBS. N/1000 SF)				COST PER APPLICATION		
FEB	20-0	-10 + Pre M	1		3,29	0	\$4,4	57.50	
APRIL	30-0	-0	.5		10,7	95	\$2,9	12.50	
MAY	30-0-	0 + Arena	1		21,59	90	\$4,97	2.50	
JULY	Iron S	ulfate	-		1,190		\$2,62	6.25	
ОСТ	30-0-	0	1		21,59	00	\$2,91	15	
NOV	20+0-	10 + Pre M	1		3,290		\$4,45	7.50	
		PASP	ALUI	M (per specifications					
MONTH	FORMULA AI		1			TOTAL POUNDS PRODUCT TO BE APPLIED		COST PER APPLICATION	
MARCH	20-0-	10 + Pre m	1		10 lb		13.25		
APRIL	30-0-0)	.5	5 oz		oz :		2.50	
MAY	30-0-0)	1 10 oz			5			
JULY	Iron S	Sulfate	-	-		10 oz)	
AUG	Iron S	ulfate	-	10 oz			22.50		
ОСТ	30-0-0)	1	10 oz			2.50	<u>.</u>	
NOV	20-0-1	10 + Pre M	1		10 oz		13.75		
			HIA (per specifications in					
MONTI	H	FORMULA		APPLICATION RA (LBS. N/1000 SI		TOTAL POUN PRODUCT TO APPLIED		COST PER APPLICAT ION	
MARCH		20-0-10 + Pre m		1		2,000 lbs		\$3,408.75	
APRIL		30-0-0		.5		6,480 oz		\$2,118.75	
MAY	30-0-0			1		12,960 oz		\$2,868.75	
AUGUST		Iron Sulfate		-`		720 oz		\$2,556.25	
OCT		20-0-10+ Pre M		1		2000 lb		\$3,408.75	

	ORNA	AMENTALS (per specificatio	ns in Part 2)	
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE	COST PER APPLICATION
			APPLIED	
MARCH	8-10-10	4	1000	\$1,400
MAY	8-10-10	4	1000	\$1,400
OCT	8-10-10	4	1000	\$1,400

		PALMS (per specifications in	Part 2)	
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS./PALM)	PRODUCT TO BE	APPLICATION
-			APPLIED	
MARCH	8-2-12-4	1.5/100 SQ FT	550	\$1,431
JUNE	8-2-12-4	1.5/100 SQ FT	550	\$1,431
SEPT	8-2-12-4	1.5/100 SQ FT	550	\$1,431
NOV	8-2-12-4	1.5/100 SQ FT	550	\$1,431

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

	S	PECIALTY PLANT MATER	IALS	
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER
		FERTILIZED	PRODUCT TO BE	APPLICATION
		(i.e., Crapes, Loropetalum)	APPLIED	

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

Pest Control (All labor and materials) \$ 2,300 Yr.

(if entire pesticide allowance is required) *

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

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

OTC Inj	ections (All labor and materials)
S	/Yr. (based on quantities below)
OTC in	jections per specs - do not include in Grand Total)

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

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

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Highlighted Landscaped Areas Designated as Parks and clubhouse as described in Scope of Services. \$ 11,938 / Yr.

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

23 | Page

Irrigation (All labor and materials)		\$ 21,600	<u>/</u> Yr.

<u>PART 5</u>			
Based on quantities determined by Contr Contractor shall install:	actor's	field measurement	s at time of bidding
CY Medium Pine Bark Mulch per s	pecs for t	top-dressing at \$ 56.	25 /CY
Installation of Pine Bark Mulch (medium) (A	All labor a	and materials) \$ 48,8	381.25 <u>/</u> Yr.
Each top-dressing shall lead to the DISTRICT reserves the right to subcomme			

Annual Installation (All labor and materials)

The District reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install approximately 6500 (4" pots) annuals up to four (4) times per year per specs at the direction of the District at \$\frac{3.20}{} /\text{annual}\$

\$\frac{20,800}{} /\text{rotation}\$

\$83,200 /\text{Yr. (if all rotations are performed - do not include in Grand Total)}

^{*}Annuals bid on quantities list above not actual counts

§ <u>345,200</u>	/Yr.			
FIRST ANNUAL RENEWAL	J	\$	345,200	
SECOND ANNUAL RENEW	AL	9	355,556	
THIRD ANNUAL RENEWA	L	9	366,223	
Contractor/Firm Name Pine La	ake Services, LLC			
Firm Address 12980 Tarpon S	prings Rd			
City/State/Zip_Odessa, FL 33	3556			
Phone Number 813-948-4736	Fax	Number		
Name and Title of Representat	(Ple	ase Print)		
Representative's Signature	Shanny	Dar		
Date 6/12/2025		O		
DDENDA – Bidder acknowled	dges the receipt of A	ddendum No.'s		
12	3	4	5	
Dated this	d	ay of		, 2024

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

PROPOSER:	Pine Lake Services, LLC	DATE:	6/12/2025	

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	John Deer Tractor	When needed	Odessa, FL
1	Bush Hog	When needed	Odessa, FL
1	Mini Skid Steer	When needed	Odessa, FL
1	Heavy Duty Wheel Loaders	When needed	Odessa, FL
10	Exmark 48" Stand on Turn Mower	Most projects	Odessa and Parrish FL
18	Exmark 60" Stand on Turn Mower	Most projects	Odessa and Parrish FL
4	Exmark 72" Stand on Turn Mower	Most projects	Odessa and Parrish FL
25	Pick ups and trailers	All projects	Odessa and Parrish FL
100	Units of Edgers, Line trimmers, backpack blowers and sprayers, and Hedge Trimmers	All projects	Odessa and Parrish FL
6	Tank Sprayers	When needed	Odessa and Parrish FL
100	Units of Hand Tools	All projects	Odessa and Parrish FL

BERRY BAY CDD

WEEKLY WORK JOURNAL

(this form must be filled out at the end of each weekly visit and turned in to the clubhouse office)

DATE:	
DESCRIPTION OF WORK PERFORMED TO	ODAY:
I OCATIONS.	
LOCATIONS:	
ISSUES REQUIRING ATTENTION:(Please notify District Rep. if any)	

BERRY BAY CDD PEST MANAGEMENT REPORT

DATE:	
SYMPTOMS:	
	_
LOCATION:	
PROBABLE CAUSE OF DAMAGE:	
	_
	_
ESTIMATED MATERIALS REQUIRED FOR TREATMENT:	
CERTIFIED PESTICIDE APPLICATOR'S NAME:	
BERRY BAY REPRESENTATIVE NAME:	
HE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SE	RVIC
EQUEST)	

29 | Page

BERRY BAY CDD IRRIGATION REPAIR REQUEST FORM

DATE:	
DAMAGE:	
LOCATION:	
PROBABLE CAUSE OF DAMAGE:	

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

EVALUATION CRITERIA

(25 Points Possible) (_____ Points Awarded)

manager and other s manage this project;	pecifically train proposed staff	ned individuals who will manag	gned personnel, including the project ge the property; present ability to es certification, technical training, fications, etc. with bid.)
Management and Supe	ervisory Person	<u>nel</u>	
Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. John Amarosa		COO/BMP/Osha 30	Oversee business operations
2. Terry McLane	31	General Manager/BMP/Osha 30	Oversee contractual obligations
3. Epi Carvajal	27	Account Manager/BMP/Osha 30	Oversee property/client relations
4. Mark Lanteigne	40	Senior Advisor	Oversee projects/strategy
5. Zach Gilbert	10	Irrigation enhancment supervisor	Oversee irrigation projects
Proposed Staffing Lev	<u>rels</u>		
3 Supervisor	ors, and 2 t will be utilize	n staff will always include, at a Technical personnel. In add d on this project. (Such as pes	lition, list any personnel with
Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Lupe Valdez	30	Irrigation Manager	Oversee Irrigation maintenance
2. Ernesto Rodriguez	_ 10	Irrigation technician	Oversee irrigation projects
3. Alex Kocher	20	Fert/Pest/CPCO	Oversee fert/pest program
4. Robert Zambito	21	Certified Arborist	Oversee tree care

Personnel

1.

	<u>Experience</u>	(25 Points Possible) (Points Awarded)	
		nce of the respondent in similar projects, volume of rmance in any other contracts; subcontractor listing,	
,	Project Name/Location: K Bar Ranch II	CDD	
	Contact: Robert Nolan Contact P		
	Project Type/Description: Landscaping	& Irrigation Maintenance	
	Dollar Amount of Contract: \$700,000/3		
	Your Company's Detailed Scope of Serv	vices for Project: Landscaping & Irrigation	
	maintenance, fertlizier and pest contro	ol, flower installation, weed control, mulch installation,	
	and enhancement projects when need	eded.	
	Duration of Contract: START DATE:_5	5/1/2023 END DATE: Ongoing	
	Project Name/Location: Carlton Lakes	CDD	
	Contact: Jennifer Goldyn Contact P		
	Project Type/Description: Landscaping	& Irrigation Maintenance	
	Dollar Amount of Contract: \$585,000/3	3 years	
	Your Company's Detailed Scope of Serv	vices for Project: Landscaping & Irrigation	
		trol, flower installation, weed control, mulch installati	ion
	and enhancement projects when nee	eeded.	
	Duration of Contract: START DATE:	7/1/2021 END DATE: Ongoing	
	Project Name/Location: Riverbend West	t CDD	
		Phone: 813-382-7355	
	Project Type/Description: Landscaping	g & Irrigation Maintenance	
	Dollar Amount of Contract: \$285,000/3		

and enhancement projects when neeeded.	
Duration of Contract: START DATE: 10/1/2022 END DATE:	Ongoing
Project Name/Location: Lakeside CDD	
Contact: Darryl Adams Contact Phone: 813-994-1001	
Project Type/Description: Landscaping & Irrigation Maintenance	
Dollar Amount of Contract: \$528,000/3 years	
Your Company's Detailed Scope of Services for Project: Landscaping & maintenance, fertlizier and pest control, flower installation, weed control,	
and enhancement projects when neeeded.	
Duration of Contract: START DATE: 6/1/2023 END DATE:	Ongoing
Project Name/Location: Tara CDD	
Contact: Jennifer Goldyn Contact Phone: 813-652-2454	
Project Type/Description: Landscaping & Irrigation Maintenance	
Dollar Amount of Contract: \$232,000/3 years	
Your Company's Detailed Scope of Services for Project: Landscaping &	Irrigation
maintenance, fertlizier and pest control, flower installation, weed control,	
and enhancement projects when neeeded.	

Experience cont.

An additional five (5) points will be awarded to all proposers with previous Landscape Maintenance and Irrigation experience with CDDs within the past three (3) years.

Has your company had previous Landscape Maintenance and Irrigation experience with other
Community Development Districts within the past three (3) years? YES X NO
If yes, please fill in information below:
Project Name/Location: Bullfrog Creek CDD
Contact: Michael Perez Phone: 656-209-7919 \$ amt.: \$135,000/3 years
Your company's Scope of Services for Project: Landscaping & Irrigation maintenance, fertilizier and pest control, flower installation, weed control, mulch installation, and enhancement projects when needed.
Duration of Contract: START DATE: 10/1/2022 END DATE: Ongoing
(5 Points Possible) (Points Awarded – This is either "0" or "5")
3. <u>Understanding Scope of RFP</u> (20 Points Possible) (Points Awarded)
Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed a directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?
4. Price (20 Points Possible) (Points Awarded)
A full twenty (20) points will be awarded to the proposer submitting the lowest bid for Parts 1 4 of the Scope of Services (the Contract Amount). AN AVERAGE OF ALL YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND ANY ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *
* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 2 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). (210,000/265,000) x 20 = 15.85, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C then multiplied by the number of points possible (20). (210,000/425,000) x 20 = 9.88, therefore Contractor "C" will receive 9.88 of 20 points.
5. Reasonableness of ALL Numbers (5 Points Possible) (Points Awarded)
Up to five (5) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.
Proposer's Total Score (100 Points Possible) (Points Awarded)
34 P a g e

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES AGREEMENT

 THIS AGREEMENT ("Agreement") is made and entered into this day of, 2025, by and between:
Berry Bay Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and having offices at c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("District"); and
with the District, the "Parties"). (the "Contractor," and collectively

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping, and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain Landscape Maintenance and Irrigation services; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so in accordance with its proposal submitted to the District;

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

- 1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.
- 2. SCOPE OF SERVICES. The Contractor shall provide the services described in the Scope of Services attached hereto as EXHIBIT A and for the areas identified in the Landscape Maintenance and Irrigation Areas Exhibit attached hereto as EXHIBIT B ("Work"). The Contractor agrees that the Landscape Maintenance and Irrigation Areas Exhibit attached hereto as EXHIBIT B is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any

35 | Page

such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. Contractor shall be required to provide a full and properly staffed work crew on site five (5) days per work week, which shall include a minimum daily work crew of [TBD]. The Contractor shall assign the same work personnel and supervisors to Berry Bay to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.

In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. Contractor is responsible for vehicular safety within the community and shall use orange safety cones in addition to the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

4. MONITORING OF SERVICES. The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates the District Manager and the Berry Bay Field Operations Manager to act as the District Representatives. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each month with notification of any problem areas and a schedule of work for the upcoming month. Further, at the request of the District, the Contractor agrees to meet the District Representatives at least once per week to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the

time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District. If the Contractor does not respond or take action within the specified time period, and subject to Section 17, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor \$100 per day as liquidated and agreed damages, and not as a penalty; to withhold some or all of the Contractor's payments under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be deducted from the Contractor's compensation. Any oversight by the District Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the work is properly done by the Contractor, and it is the Contractor's responsibility to perform the work in accordance with this Agreement.

- 5. **SUBCONTRACTORS.** The Contractor shall not award any of the work to any subcontractor without prior written approval of the District, except as it pertains to bush hogging or bush hogging services. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
- 6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date first written above, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION: TERM.**

- a. Work under this Agreement shall begin on the date first written above and end

 ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, and unless terminated pursuant to the terms of this Agreement, this Agreement shall automatically renew on the same terms up to three times and for one year periods each starting [DATE].
- b. As compensation for the Work, the District agrees to pay Contractor the amounts set forth in the Bid Proposal Form submitted by Contractor included in EXHIBIT

 A. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed ASO, an example of which is attached as **EXHIBIT** C. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's bid pricing (attached as part of **EXHIBIT A**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- d. Payments by District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. Payments by Contractor. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid.

8. INSURANCE.

- a. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Employer's Liability Coverage with limits of at least \$500,000 per accident or disease.
 - iii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$2,000,000 combined single limit bodily injury and property damage liability, and further including, but not being limited to, Independent Contractors

- Coverage for bodily injury and property damage in connection with subcontractors' operation.
- iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and shall have limits of at least \$2,000,000 per occurrence and \$2,000,000 on aggregate.
- b. The District, its staff, supervisors and consultants shall be named as additional insureds (except with respect to the Worker's Compensation Insurance). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-/VII.
- c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

9. INDEMNIFICATION.

- a. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District Staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, or representatives.
- b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.
- c. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultants limitations on liability contained in section 768.28, Florida Statutes or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

- practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.
- that the Contractor was able to inspect the site prior to the time of submission of the bid, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, and except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
- 12. TAX EXEMPT DIRECT PURCHASES. The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:
 - (a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
 - (b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.
 - (c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
 - (d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.
 - (e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as Bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.
 - (f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

- (g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.
- (h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.
- keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.
- 14. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- 15. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- 16. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.
- 17. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost

profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

- 18. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
- 19. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.
- 20. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.
- 21. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- 22. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency / conflict between this document, and the **EXHIBITS**, this document and the **EXHIBITS** shall be read in harmony to fulfill the intent of this Agreement, provided however that in the event of an irreconcilable inconsistency / conflict, this document shall control.
- 23. **ENFORCEMENT OF AGREEMENT**. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.
- 24. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.
- 25. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

- 26. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:
 - A. If to the District: Berry Bay Community

Development District

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607 Attn: District Manager

With a copy to: Straley Robin Vericker

1510 W. Cleveland St. Tampa Florida 33606 Attn: Kathryn Hopkinson

B.	If to the Contractor:	
		and the second of the second o
		Attn:

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

- 27. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
- 28. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be in the county in which the District is located.
- 29. **ANTI-HUMAN TRAFFICKING.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor

or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

29. **PUBLIC RECORDS**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

30. **PUBLIC ENTITY CRIMES**. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

31. **SCRUTINIZED COMPANIES**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a

44 | Page

"scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

- 32. **E-VERIFICATION**. Pursuant to Section 448.095(2), Florida Statutes,
 - a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using 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.
 - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
 - d. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 33. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- 33. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel.
- 34. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 35. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

ATTEST:	BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
By:	By: Chairperson
□ Secretary□ Assistant Secretary	□ Vice Chairperson
	Date:
ATTEST:	
By:	By: Its:
113.	Date:
Exhibit A: Fee Schedule & Scope of Se Exhibit B: Landscape Maintenance and Exhibit C: Additional Services Order	

EXHIBIT "A"

FEE SCHEDULE & SCOPE OF SERVICES

EXHIBIT "B"

LANDSCAPE MAINTENANCE AND IRRIGATION AREAS

EXHIBIT "C"

FORM

ADDITIONAL SERVICES ORDER

BERRY BAY CDD ADDITIONAL SERVICES ORDER (ASO)

FOR ILLUSTRATION PURPOSES ONLY. DO NOT USE THIS FORM

-Contact District Manager for Finalized Form-

roject Manager's Email: District Contractor's Address: District Contractor's C	Date: MM/DD/YYYY ASO #: 01 ct Manager: Michael Perez ct Manager's Email: Michael.Perez@inframark.ct ct Address: 2005 Pan Am Circle, Suite
roject Manager: District Distr	ct Manager: Michael Perez ct Manager's Email: Michael.Perez@inframark.ct ct Address: 2005 Pan Am Circle, Suite
oject Manager's Email: Districtiontractor's Address: Distriction	ct Address: Michael.Perez@inframark.cct Michael.Perez@inframark.cct 2005 Pan Am Circle, Suite
ontractor's Address: Distric	ct Address: 2005 Pan Am Circle, Suite
ontractor's Phone: Distric	Tampa, FL 33607
	ct Phone: (813)
ontractor's Facsimile:	
Item # Item Description Unit U	Jnit Cost Quantity Total
1	\$0.00 0.00 \$0.00
2	\$0.00 0.00 \$0.00
3	\$0.00 0.00 \$0.00
4	\$0.00 0.00 \$0.00
5	\$0.00 0.00 \$0.00
Net Change: \$0.00 Amou	unt This ASO: \$0.00
ASO A	Amount To Date: \$0.00
Origin	nal Agreement Amount: \$0.00
Revis	sed Agreement Amount: \$0.00

49 | P a g e

in the Agreement, the terms and conditions of the Agreement will govern and the conflicting terms contained in the Additional Services Order will be disregarded. The District reserves the right to modify the Additional Services Order Form at any time. Original Agreement: Berry Bay Community Development District - Landscape Maintenance and Irrigation Services Agreement Signed & Dated: IN WITNESS WHEREOF, the parties hereto have executed this Additional Services Order to be effective as of the later of the two dates set forth below. **OWNER: CONTRACTOR:** BERRY BAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government By: By: Name: Name: Title: Title:

Date:

In the event of a conflict between the terms and conditions set forth in this Additional Services Order with the terms and conditions

Date:

MAINTENANCE MAP/PLAN

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY AND FEE SCHEDULE FOR NON-RESIDENT USE OF DISTRICT RECREATIONAL FACILITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Berry Bay Community Development District (the "**District**") is a local unit of special- purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida; and

WHEREAS, the District owns, maintains, and operates certain recreational facilities; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish a policy and adopt a fee schedule for non-resident use of its recreational facilities; and

WHEREAS, the Board held a public hearing on August 7, 2025, to receive public comment on the proposed Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities; and

WHEREAS, after hearing and considering public comment, the Board has concluded that the following Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities shall be adopted.

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

Section 1. The Board hereby adopts the Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities attached hereto as **Exhibit "A."**

<u>Section 2</u>. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

Attest:	Community Development District
Name:	Name: Carlos de la Ossa
Assistant Secretary	Chair of the Board of Supervisors

Exhibit "A"

Berry Bay Community Development District

Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities Policy

The Berry Bay Community Development District (the "District") owns, maintains, and operates the recreational facilities within the District. The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including, but not limited to, the recreational facilities.

To be fair and equitable to the residents of the District, any non-residents who wish to enjoy the District's recreational facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the operation and maintenance expenses of the District.

Upon payment of the non-resident user fees, any person shall be entitled to non-exclusive enjoyment of the District's recreation facilities in the same manner as residents and subject to the same rules and policies of the District. Policies of the District can be found online and may be modified from time to time. Violations of the District's rules and policies may result in the revocation of access privileges without a refund.

The District's Board of Supervisors has elected to cap the number of non-resident memberships to twelve at a time to account for size and capacity limitations of the District's recreational facilities. Residents and Non-Resident Members may bring three guests for a maximum of seven days per calendar year to the recreational facilities. Non-residents interested in using the District's recreational facilities should contact the District Manager via email at Jayna.Cooper@Inframark.com or via telephone at (813) 873-7300.

Non-Resident Membership Fee Schedule

Six-Month Membership	\$700
Annual Membership	\$1,400

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BERRY BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Berry Bay Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board"), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BERRY BAY COMMUNITY DEVELOPMENT DISTRICT THAT:

<u>Section 1</u>. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:	BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
SECRETARY/ASSISTANT SECRETARY	CHAIR – VICE CHAIRMAN

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES BERRY BAY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.



Signature

Date Signed:

PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2025-1 Date 14 July 2025 "Stantec" Stantec Consulting Services Inc. Stantec Project # 238202115 777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729 Ph: (813) 746-3842 email: tonja.stewart@stantec.com "Client" Berry Bay CDD Client Project # 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 Ph: (656) 209-7919 email:michael.perez@inframark.com Project Name and Location: Wimauma, Fl In accordance with the original Professional Services Agreement dated 6 April 2021 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized. Change Order #2025-1 to be added to Task 2025 (see attachment) Total fees this Change Order 2,000.00 \$ Original agreement amount 5,000.00 \$ 7.000.00 **Total Agreement** Effect on Schedule: None Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect. PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE. Stantec Consulting Services Inc. **Berry Bay CDD** Tonja Stewart, Senior Project Manager Print Name and Title Print Name and Title

Signature

Date Signed:

July 25, 2025

Unbilled Detail Report by Project No.

Item Thru Date:2	2025-07-14	Unbilled Detail R	eport (UDR) by PM		Project Manager:	Stewart, Tonj	ja											
PM Full Name	Project Number	Project Name	Task Number	Task Name	Expenditure Type	Employee Name	Billing Title	Vendor Name Expenditure Comm	ent Expenditure Item Date	Transaction Id	Hold Status	Bill Hold Reason	Detail Task Type	Rate	Quantity	Revenue Amount	Subtotal w/o Prebill	Subtotal w/Prebill	Comment
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Nurse, Vanessa M	Level 07	Requisitions	2025-04-01	384173136	Available		TMU	167.00	0.50	83.50			
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Nurse, Vanessa M	Level 07	Requisitions	2025-04-03	384173150	Available		TMU	167.00	0.25	41.75			
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Nurse, Vanessa M	Level 07	Requisitions	2025-04-24	386288958	Available		TMU	167.00	0.50	83.50			1
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Nurse, Vanessa M	Level 07	Requisitions	2025-05-01	387058204	Available		TMU	167.00	0.50	83.50			
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Nurse, Vanessa M	Level 07	Requisitions	2025-06-02	391039377	Available		TMU	167.00	0.50	83.50			
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Nurse, Vanessa M	Level 07	Requisitions	2025-06-03	391039389	Available		TMU	167.00	0.25	41.75			
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Nurse, Vanessa M	Level 07	Requisitions	2025-06-04	391039403	Available		TMU	167.00	0.25	41.75			
							To	otal Resource: Direct Labor			1	1	<u> </u>		2.75		459.25	459.25	
							To	otal Employee: Nurse, Vanessa M									459.25	459.25	
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10	Email correspondend with DM regarding damaged flared end structure. Email	e 2025-01-27	377876833	Available		TMU	190.00	0.75	142.50			
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10	Review email correspondence fron DM and schedule sit visit for concrete spil	•	377876854	Available		TMU	190.00	0.50	95.00			
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10	Email correspondend with vendors regardi repair proposals.		377876864	On Hold		TMU	190.00	0.25	47.50			
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10	Review agenda and meeting attendance.	2025-03-06	381755367	On Hold	OTHER	TMU	190.00	0.50	95.00			
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons		Waag, R Tyson (Tyson)	Level 10	Email corresponden with DM and review Crosscreek proposa		381755380	On Hold	OTHER	TMU	190.00	0.75	142.50			
Stewart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons		Waag, R Tyson (Tyson)	Level 10	Review proposals fo flared end repair.	2025-03-11	381754488	On Hold	OTHER	TMU	190.00	0.50	95.00			

Unbilled Detail Report by Project No.

Full Name F		Unbilled Detail F Project Name	Task		Expenditure Type	Project Manager:			Expenditure Comment	Expenditure	Transaction	Hold	Bill Hold	Detail	Rate	Quantity	Revenue	Subtotal w/o	Subtotal	Comm
	lumber	Project Name	Number	Task Name	Expenditure Type	Employee Name	billing ritte	vendor Name	Experienture Comment	Item Date	Id	Status	Reason	Task Type	Rate	Quantity	Amount	Prebill	w/Prebill	Com
wart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10		Respond to DM regarding flared end proposals. Team coordination meeting.	2025-03-12	381754506	On Hold	OTHER	TMU	190.00	0.50	95.00			
wart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10		Email correspondence with contractor regarding outstanding repair proposals.	2025-03-17	382556006	Available		TMU	190.00	0.25	47.50			
wart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10		Review mapping and provide access to two Inframark DMs	2025-03-28	383358331	Available		TMU	190.00	0.25	47.50			
wart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10		Monthly Board Meeting preparation and meeting attendance. Make recommendation	2025-04-03	384249393	On Hold		TMU	190.00	0.75	142.50			
wart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10		Email correspondence with DM and Contractor regarding signed proposal and initial	2025-04-11	384898700	On Hold		TMU	190.00	0.50	95.00			
wart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10		Email correspondence to contractor regarding proposals	2025-04-17	385798176	On Hold		TMU	190.00	0.25	47.50			
wart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10		Monthly board meeting preparation and meeting attendance.	2025-05-01	387134176	On Hold		TMU	190.00	0.50	95.00			
wart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10		Monthly board meeting preparation and meeting attendance.	2025-06-05	391114429	On Hold		TMU	190.00	0.75	142.50			
wart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10		Email correspondence with DM regarding Crosscreek Invoice for repair work.	2025-06-27	393654369	On Hold		TMU	190.00	0.25	47.50			
wart, Tonja	238202115	Berry Bay CDD.	2025	2025 FY Gen Cons	Direct - Regular	Waag, R Tyson (Tyson)	Level 10		Monthly Board Meeting preparation and attendance via TEAMS	2025-07-10	395154260	Available		TMU	190.00	0.50	95.00			
					<u>'</u>			tal Resource:								7.75		1,472.50	1,472.50	
wort Topic	220202115	Berry Bay CDD.	12025	12025 EV Can	1		To	tal Employee:	Waag, R Tyson (Tyson	2025-03-14	382112582	On Hold	I OTHER	I TML!	1.00	0.00		1,472.50	1,472.50	
wait, i Olija	200202113	Delly Day CDD.	2025	2025 FY Gen Cons						2025-05-14	302112302	On Hold	OTHER	TMU	1.00	0.00			(0.00)	
							То	tal Resource:	Direct Labor	1						0.00	1	0.00		
							To	tal Employee:				0005						0.00		
											Total - Task:	2025						1,931.75		

MINUTES OF MEETING BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

1	The regul	lar meeting of the Board of	Supervisors of Berry Bay Community Development				
2	District was held	l on Thursday, July 10, 202	25, and called to order at 2:17 p.m. at the Offices of				
3	Inframark located	d at 2005 Pan Am Circle, Su	uite 300, Tampa, Florida 33607.				
4							
5	Present a	nd constituting a quorum we	ere:				
6							
7	Carlos de	la Ossa	Chairperson				
8	Nicholas	Dister	Vice Chairperson				
9	Ryan Mo	tko	Assistant Secretary				
10	Kelly Eva		Assistant Secretary				
11	Chloe Fir	ebaugh	Assistant Secretary				
12							
13	Also pres	ent were:					
14							
15	Michael I		District Manager				
16	Jayna Co	*	District Manager				
17		Hopkinson	District Counsel				
18	John Ver		District Counsel				
19	Tyson Waag		District Engineer (via phone)				
20	Brooke C	hapman	On-site Manager				
21							
22	The follo	wing is a summary of the d	iscussions and actions taken.				
23	EIDGT ODDED	OF BUGDIEGG					
24	FIRST ORDER		Call to Order/Roll Call				
25 26	Mr. Perez	carried the meeting to order	r, and a quorum was established.				
27	SECOND ORD	ER OF BUSINESS	Public Comments				
28	There bei	ng none, the next order of b	ousiness followed.				
29							
30	THIRD ORDER	R OF BUSINESS	Business Items				
31	A. Acce	eptance of FY 2024 Final A	Audit				
32							
33		3	ssa seconded by Ms. Evans, with all in				
34	favo	or, Fiscal Year 2024 Final A	audit, was accepted. 5-0				
35							
36			025-09; Re-Designation of Officers				
37	The	following persons were elec-	cted to the offices shown:				
38							
39		• Carlos de la Ossa	Chairperson				
40		 Nicholas Dister 	Vice Chairperson				
41		Brian Lamb	Secretary				
41		- Difail Laillu	Secretary				

July 10, 2025 BERRY BAY CDD

42 Leah Popelka Treasurer 43 Jayna Cooper **Assistant Secretary** 44 Chloe Firebaugh **Assistant Secretary** 45 Ryan Motko **Assistant Secretary** 46 Kelly Evans **Assistant Secretary** 47 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in 48 favor, Resolution 2025-09; Re-Designation of Officers, as detailed 49 above, was adopted. 5-0 50 51 52 C. Consideration of Resolution 2025-10; No Fishing Policy 53 54 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in 55 favor, Resolution 2025-10; No Fishing Policy, was adopted. 5-0 56 57 D. Discussion of Landscaping RFP 58 1. ASI Landscapes – A Yardnique Company 59 2. BrightView Landscape Services 60 3. Down to Earth 61 4. Fieldstone 62 5. Juniper Landscaping 6. Red Tree Landscape Systems 63 7. United Land Services 64 65 8. Russell Landscape 66 9. Sunrise Landscape 67 10. Pine Lake 68 The above items were TABLED to the next meeting. Ms. Cooper to provide the 69 Board with the information, as well as the score sheets. 70 71 UNDER SEPARATE COVER Coastal Outdoor Mulch Proposal in the amount of \$30,000 and 72 73 Coastal Playground Mulch Proposal in the amount of \$23,981. 74 75 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Coastal Outdoor Mulch Proposals in the amount of \$30,000 and 76 77 \$23,981 for playground mulch, were ratified. 5-0 78 79 FOURTH ORDER OF BUSINESS **Consent Agenda** 80 A. Approval of Minutes of the June 5, 2025, Regular Meeting B. Consideration of Operation and Maintenance May 2025 81 82 C. Acceptance of the Financials and Approval of the Check Register for May 2025

July 10, 2025 BERRY BAY CDD

83 84 85 86 87 88 89 90 91 92 93 94	 D. Ratification of Sunrise Landscape Proposal #24533 - Palm Removal and Replacement in Pool Area (\$4,850.00) E. Ratification of Sunrise Landscape Proposal #24537 - Palm Pruning Pool Area (\$1,625.00) F. Ratification of Sunrise Landscape Proposal #24538 - Muhly Grass Center Island (\$385.00) G. Ratification of Sunrise Landscape Proposal #24555 - Sod Removal and Replacement Two Areas (\$1,990.00) H. Ratification of Sunrise Landscape Proposal #25491 - Mulch Install in Annual Flower Beds (\$1,030.00) I. Ratification of Sunrise Landscape Proposal #25492 - Fallen Tree Removal (\$290.00)
95 96 97 98	On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda, as discussed was approved. 5-0
99	FIFTH ORDER OF BUSINESS Staff Reports
00	A. District Counsel
01 02	B. District Engineer C. District Manager
03	There being none, the next item followed.
04	i. Field Inspections Report
05	The Field Inspections Report was presented, a copy was included in the agenda
06	package.
107 108 109 110	SIXTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments • Mr. Motko, questioned the mulch as being Pine Bark.
11	 Mr. de la Ossa asked about turf replacement by Juniper Cove. Discussion ensued.
12	 Ms. Chapman discussed upcoming summer event as well as an update on the
13	vandalism at the clubhouse.
114 115 116 117 118 119 120 121	SEVENTH ORDER OF BUSINESS There being no further business, On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:24 pm. 5-0
22 23 24	Jayna Cooper Carlos de la Ossa District Manager Chairperson

BERRY BAY CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
AQUATIC WEED CONTROL	6/16/2025	109888	\$2,139.00	\$2,139.00	June 2025 Pond services
BLUE LIFE POOL SERVICE LLC	6/1/2025	18447	\$2,000.00	\$2,000.00	June 2025 Pool services
CHARTER COMMUNICATIONS ACH	5/31/2025	2748863053125	\$99.99	\$99.99	INTERNET 05/31/25-06/30/25
JOBE PEST SERVICES	5/28/2025	5647	\$140.00	\$140.00	May 2025 Pest Control services
SUNRISE LANDSCAPE	6/4/2025	14 38091	\$28,545.08	\$28,545.08	June 2025 Landscaping service
SWINE SOLUTIONS	6/24/2025	622	\$1,550.00	\$1,550.00	July 2025 Hog trapping services
Monthly Contract Subtotal			\$34,474.07	\$34,474.07	
Utilities					
BOCC ACH	6/18/2025	061825-7985 ACH	\$384.39	\$384.39	5/20 - 6/18/2025 Water bill
TECO ACH	6/5/2025	060525 6104	\$10,592.79	\$10,592.79	ELECTRIC 04/08/25-05/07/25
TECO ACH	6/12/2025	061225 3150	\$1,706.60	\$1,706.60	05/08 - 06/06/2025 Electricity
TECO ACH	6/12/2025	061225 0294	\$150.36	\$150.36	05/08 - 06/06/2025 Electricity
TECO ACH	6/12/2025	061225 2960	\$1,102.61	\$1,102.61	05/08 - 06/06/2025 Electricity
TECO ACH	6/12/2025	061225 2187	\$26.75	\$26.75	05/08 - 06/06/2025 Electricity
TECO ACH	6/12/2025	061225 3334	\$551.31	\$551.31	05/08 - 06/06/2025 Electricity
TECO ACH	6/12/2025	061225 3916	\$17.26	\$17.26	05/08 - 06/06/2025 Electricity
TECO ACH	6/12/2025	061225 3802	\$1,553.67	\$1,553.67	05/08 - 06/06/2025 Electricity
Utilities Subtotal			\$16,085.74	\$16,085.74	
Regular Services					
AQUATIC WEED CONTROL	5/31/2025	110571	\$170.00	\$170.00	5/19/2025 Blue dye treatment
CARLOS DE LA OSSA	6/5/2025	CO-060525	\$200.00	\$200.00	BOARD 6/5/25
INFRAMARK LLC	6/17/2025	151814	\$479.40	\$479.40	godaddy domain renewal
INFRAMARK LLC	5/28/2025	150059	\$3,607.00	\$3,607.00	General mailing
KELLY ANN EVANS	6/5/2025	KE-060525	\$200.00	\$200.00	BOARD 6/5/25
NICHOLAS J. DISTER	6/5/2025	ND-060525	\$200.00	\$200.00	BOARD 6/5/25
RYAN MOTKO	6/5/2025	RM-060525	\$200.00	\$200.00	BOARD 6/5/25

BERRY BAY CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
STRALEY ROBIN VERICKER	6/10/2025	26635	\$3,474.50	\$3,474.50	May 2025 District counsel services
TRUIST - CC	5/1/2025	050125 1411	\$300.00	\$300.00	4/8/2025 FACE PAINTING FOR SPRING EVENT
U.S. BANK	5/23/2025	7762044	\$250.00	\$250.00	5/1 - 4/30/2026 Trustees Admin Fee
Regular Services Subtotal			\$9,080.90	\$9,080.90	
Additional Services					
AQUATIC WEED CONTROL	6/20/2025	110764	\$170.00	\$170.00	Blue dye treatment #19 6/18/2025
AQUATIC WEED CONTROL	6/23/2025	110771	\$2,967.00	\$2,967.00	June 2025 Midge fly treatments
BUSINESS OBSERVER	6/13/2025	25-01687H	\$70.00	\$70.00	Legal advertisement for July 10, 2025 meeting
FIELDS CONSULTING GROUP LLC	6/9/2025	3580	\$175.00	\$175.00	Pool Closed signs
INFRAMARK LLC	6/17/2025	151814	\$1,213.30		Water truck for turf
INFRAMARK LLC	6/17/2025	151814	\$4.83		Postage
INFRAMARK LLC	6/17/2025	151814	\$675.00	\$1,893.13	General mailing notices
INFRAMARK LLC	5/28/2025	150059	\$55.85	\$55.85	Domain Renewal
SUNRISE LANDSCAPE	6/12/2025	14 39340	\$977.08	\$977.08	Sod Replacement
SUNRISE LANDSCAPE	6/23/2025	14 39573	\$385.00	\$385.00	Muhly Grass Center Island replacement
SUNRISE LANDSCAPE	6/23/2025	14 39574	\$6,595.00	\$6,595.00	Flower installation, roundabout beds
Additional Services Subtotal			\$13,288.06	\$13,288.06	
TOTAL			\$72,928.77	\$72,928.77	

Aquatic Weed Control, Inc.

P.O. Box 593258 Orlando, FL 32859

Phone: 407-859-2020 Fax: 407-859-3275

Invoice

Date	Invoice #
6/16/2025	109888

Bill To

Berry Bay CDD c/o Inframark 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/16/2025

Description	Amount
Vaterway service for (22) ponds for the month this invoice is dated.	2,139.0

Thank you for your business.

Total	\$2,139.00
Payments/Credits	\$0.00
Balance Due	\$2,139.00

BLUE LIFE POOL SERVICE

PO Box 1628 Land O Lakes, FL 34639-1628 USA +18135975009

accounts@bluelifepools.com www.bluelifepools.com





BILL TO

BERRY BAY 5380 NIGHT TIDE LN WIMAUMA, FL 33598 SHIP TO BERRY BAY

5380 NIGHT TIDE LN WIMAUMA, FL 33598

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18447	06/01/2025	\$2,000.00	07/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	2,000.00	2,000.00
		SUBTOTAL			2,000.00
		TAX			0.00
Pay invoice		TOTAL			2,000.00
		BALANCE DU	ΙE		\$2,000.00



May 31, 2025

Invoice Number: Account Number: 2748863053125 8337 12 029 2748863

Security Code:

7173

Service At: 5380 NIGHT TIDE LN WIMAUMA FL 33598

NEWS AND INFORMATION

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness net Or, call us at 855-252-0675

Summary Service from 05/31/25 through 06/30/25 details on following pages	
Previous Balance	99.99
Payments Received -Thank You!	-99.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	99.99
Other Charges	0.00
Current Charges	\$99.99
YOUR AUTO PAY WILL BE PROCESSED 06/18/25	
Total Due by Auto Pay	\$99.99



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 NO RP 31 06012025 NNNNNNNN 01 000246 0002

BERRY BAY CDD 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008 33578-8652JUN 0 9 2025 By May 31, 2025

BERRY BAY CDD

Invoice Number: 2748863053125
Account Number: 8337 12 029 2748863
Service At: 5380 NIGHT TIDE LN
WIMAUMA FL 33598

Total Due by Auto Pay

\$99.99

բվինթաններիններինիանակարիկերիին

 Page 2 of 4

May 31, 2025

BERRY BAY CDD

Invoice Number: Account Number: 2748863053125 8337 12 029 2748863

Security Code: 7173



Contact Us

Visit us at SpectrumBusiness.net Or, call us at 855-252-0675

8633 2390 NO RP 31 08012025 NNNNNNNN 01 000248 0002



Payments received after 05/31/25 will appear on your next bill. Service from 05/31/25 through 06/30/25

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	130.00
Promotional Discount	-40.01
Your promotional price will expire on 08/30/25	
Business WiFi	10.00
	\$99.99
Spectrum Business™ Internet Total	\$99,99
Other Charges	-
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00
Current Charges	\$99.99
Total Due by Auto Pay	\$99.99

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Fallure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263





JobePestServices

3848 sun city center blv ste 104 pmb1041 ruskin, fl 33573 (407) 759-8692

INVOICE



Berry bay CDD Berry bay CDD 2005 Pan Am Circle ste 300 Tampa, Florida 33607

SERVICE ADDRESS

Berry bay CDD

5380 Night Tide Lane
Wimauma, Florida 33598

PRIMARY CONTACT Berry bay CDD 8133345882 Mobile

ACCOUNT# 5043 INVOICE 5647 05/28/2025

ITEM	COST	QTY PRICE
Commercial Monthly		
Commercial monthly	\$140.00	1 \$140.00
Terms	Subtotal	\$140.00
Payment is due on receipt.	Total	\$140.00
Notes	Amount Paid	\$0.00
Thank you for your business.	Amount Due	\$140.00
Your Pest services was completed today the exterior was treated	Account Balanc	ce \$0.00
with a liquid residual and granular application. Please ferl free to reach for any issue. Thank for your business	Balance Due	\$140.00

PHONE: (407) 759-8692 EMAIL: jobepestservices@gmail.com



5100 W Kennedy Blvd Ste 325 Tampa, FL 33609

Bill To Berry Bay CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Invoice 14 38091

PO#	Date
	06/04/2025
Sales Rep	Terms
Niles Badgerow	Net 30

Property Address	
Berry Bay CDD	
4982 Eagle Rock Dr	
Wimauma, FL 33598	

	Item	Qty / UOM	Rate	Ext. Price	Amount
#24456	6 - Landscape Maintenance Agreemer	nt - June June 2025			\$28,545.08

Proposal see pictures on visit note

Total \$28,545.08

Credits/Payments (\$0.00)

Balance Due \$28,545.08

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$43,545.08	\$0.00	\$0.00	\$0.00	\$0.00

Phone: 813-985-9381 / ar@sunriselandscape.com

Swine Solutions

12013 Rose Ln

Riverview, FL 33569 US

Thomas@swinesolutionsfl.com

https://www.SwineSolutionsFL.com

INVOICE

BILL TO

Berry Bay CDD

2005 Pan Am Circle

Ste 300

Tampa

FL

33607

 INVOICE
 622

 DATE
 06/24/2025

 TERMS
 Net 30

DUE DATE

07/24/2025

DATE	Monthly Trapping Service	Monthly Trapping Service	QTY	1.550.00	1,550.00
		BALANCE DUE			\$1,550.00



 CUSTOMER NAME
 ACCOUNT NUMBER
 BILL DATE
 DUE DATE

 BERRY BAY CDD
 1356327985
 06/18/2025
 07/09/2025

Service Address: 5380 NIGHT TIDE LN

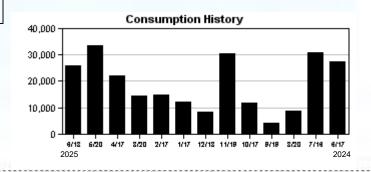
S-Page 1 of 1

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
701329402	05/20/2025	754016	06/18/2025	779881	25865 GAL	ACTUAL	WATER

Service Address Charges		Summary of Account Charges	
Customer Service Charge	\$6.03	Previous Balance	\$493.96
Purchase Water Pass-Thru	\$78.11	Net Payments - Thank You	\$-493.96
Water Base Charge	\$20.91	Total Account Charges	\$384.39
Water Usage Charge	\$60.10		
Sewer Base Charge	\$50.60	AMOUNT DUE	\$384.39
Sewer Usage Charge	\$168.64		

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.





Make checks payable to: BOCC

ACCOUNT NUMBER: 1356327985



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: <u>HCFLGov.net/WaterBill</u>
Additional Information: <u>HCFLGov.net/Water</u>



07/09/2025

THANK YOU!

DUE DATE

դոնոլիվիակիկանակցիկնակիկներիկներիկներիկունդին

BERRY BAY CDD 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008 797 0

Auto Pay Scheduled DO NOT PAY





BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008

Statement Date: June 05, 2025

Amount Due: \$10,592.79

> Due Date: June 19, 2025 Account #: 321000026104

DO NOT PAY. Your account will be drafted on June 19, 2025

Account Summary

Monthly Usage (kWh)

Current Month's Charges	\$10,592.79
Credit Balance After Payments and Credits	\$0.00
Payment(s) Received Since Last Statement	-\$10,652.94
Previous Amount Due	\$10,652.94

Amount Due by June 19, 2025

\$10,592.79

2024

2025

Dec

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage



5161 PLUMERIA DR. WIMAUMA, FL 33598

613 KWH



Scan here to interact with your bill online.





If you see a downed power line, move a safe distance away and call 911.

Visit TampaElectric.com/Safety for more safety tips.

Jul Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Aug

Sen

Oct

Nov



Mar

AN EMERA COMPANY

Apr

May

Jun

Feb

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000026104 Due Date: June 19, 2025



5300

4240 3180

2120

1060

Jan

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Payment Amount: \$

Amount Due:

700500003402

Your account will be drafted on June 19, 2025

\$10,592.79

Mail payment to:

TECO P.O. BOX 31318 TAMPA, FL 33631-3318



00000011 FTECO506052523420110 00000 01 00000000 11 007 BERRY BAY COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-2359

Summary of Charges by Service Address

Account Number: 321000026104

Energy Usage From Last Month

Increased Same Decreased

Service Address: US HWY 301 S, WIMAUMA, FL 33598 Sub-Account Number: 211026770647

Amount: \$1,353.48

Service Address: US HWY 301 AND SAFFOLD RD PH2, WIMAUMA, FL 33598 Sub-Account Number: 221008266993

Amount: \$2,162.74

Service Address: US HWY 301 AND SAFFOLD RD PH 1, WIMAUMA, FL 33598 Sub-Account Number: 221008339733

Amount: \$1,047.05

Service Address: SAFFOLD RD AND US HWY 301 S, WIMAUMA, FL 33598 Sub-Account Number: 221008339741

Amount: \$517.29

Service Address: US HWY 301 S VILLAGE K, WIMAUMA, FL 33598 Sub-Account Number: 221008339758

Amount: \$698.22

Service Address: US HWY 301 S VILLAGE M, WIMAUMA, FL 33598 Sub-Account Number: 221008339766

Amount: \$1,489.53

Service Address: US HWY 301 S VILLAGE E, WIMAUMA, FL 33598 Sub-Account Number: 221008348866

Amount: \$465.47

Continued on next page ->

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

at TECOaccount.com.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check Payments:

TECO P.O, Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



Phone

Toll Free: 866-689-6469

All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

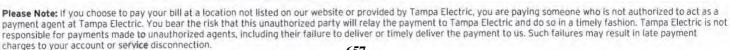
7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

Convenience fee will be charged.



Summary of Charges by Service Address

Account Number: 321000026104

Service Address: US HWY 301 S VILLAGE L, WIMAUMA, FL 33598

Service Address: US HWY 301 S VILLAGE G, WIMAUMA, FL 33598

Energy Usage From Last Month

△ Increased 🗐 Same

Decreased

Sub-Account Number: 221008348874

Amount: \$1,489.53

Sub-Account Number: 221008439970

Amount: \$1,256.79

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Sub-Account Number: 221008657597

Meter Read Date Current Previous **Total Used** Multiplier **Billing Period** Amount 1000861704 05/07/2025 19,257 18,644 613 kWh \$112.69 1 30 Days

▼ 38.9%

Total Current Month's Charges

\$10,592.79





Sub-Account #: 211026770647 Statement Date: 06/02/2025

Service Address: US HWY 301 S, WIMAUMA, FL 33598

Service Period: 04/08/2025 - 05/07/2025 Rate Schedule: Lighting Service

Charge Details

Lighting Charges		\$1,353.48
Florida Gross Receipt Tax		\$0.36
Storm Surcharge	171 kWh @ \$0.01230/kWh	\$2.10
Clean Energy Transition Mechanism	171 kWh @ \$0.00043/kWh	\$0.07
Storm Protection Charge	171 kWh @ \$0.00559/kWh	\$0.96
Lighting Fuel Charge	171 kWh @ \$0.03059/kWh	\$5.23
Lighting Pole / Wire	42 Poles	\$1189.44
Fixture & Maintenance Charge	9 Fixtures	\$149.49
Lighting Energy Charge	171 kWh @ \$0.03412/kWh	\$5.83
Lighting Service Items LS-1 (Bright	Choices) for 30 days	
Electric Charges		

Current Month's Electric Charges

\$1,353.48



Sub-Account #: 221008266993 Statement Date: 06/02/2025

Service Address: US HWY 301 AND SAFFOLD RD PH2, WIMAUMA, FL 33598

Service Period: 04/05/2025 - 05/06/2025 Rate Schedule: Lighting Service

Charge Details

	Lighting Charges		\$2,162.74					
	Florida Gross Receipt Tax		\$3.54					
	Storm Surcharge	1665 kWh @ \$0.01230/kWh	\$20.48					
	Clean Energy Transition Mechanism	1665 kWh @ \$0.00043/kWh	\$0.72					
	Storm Protection Charge	1665 kWh @ \$0.00559/kWh	\$9.31					
	Lighting Fuel Charge	1665 kWh @ \$0.03059/kWh	\$50.93					
	Lighting Pole / Wire	45 Poles	\$1479.15					
	Fixture & Maintenance Charge	45 Fixtures	\$541.80					
	Lighting Energy Charge	1665 kWh @ \$0.03412/kWh	\$56.81					
-	Lighting Service Items LS-1 (Bright Choices) for 32 days							
5	Electric Charges							

Current Month's Electric Charges

\$2,162.74



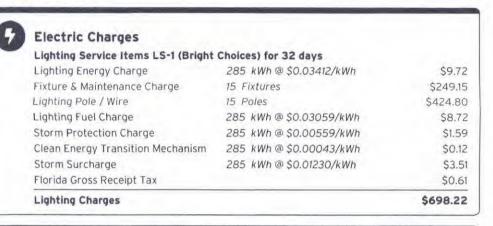


Sub-Account #: 221008339758 Statement Date: 06/02/2025

Service Address: US HWY 301 S VILLAGE K, WIMAUMA, FL 33598

Service Period: 04/05/2025 - 05/06/2025 Rate Schedule: Lighting Service

Charge Details



Current Month's Electric Charges

\$698.22

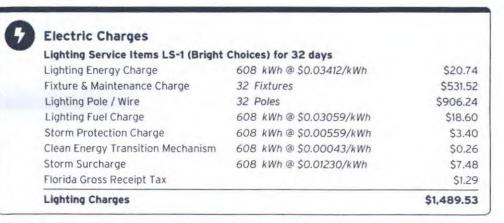


Service Address: US HWY 301 S VILLAGE M, WIMAUMA, FL 33598

Service Period: 04/05/2025 - 05/06/2025

Rate Schedule: Lighting Service

Charge Details



Current Month's Electric Charges

\$1,489.53



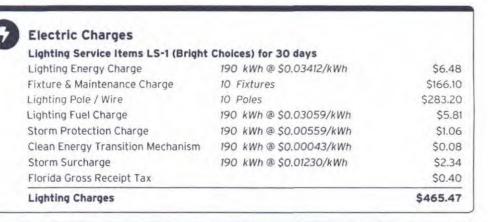


Sub-Account #: 221008348866 Statement Date: 06/02/2025

Service Address: US HWY 301 S VILLAGE E, WIMAUMA, FL 33598

Service Period: 04/08/2025 - 05/07/2025 Rate Schedule: Lighting Service

Charge Details



Current Month's Electric Charges

\$465.47



Service Address: US HWY 301 S VILLAGE L, WIMAUMA, FL 33598

Service Period: 04/08/2025 - 05/07/2025 Rate Schedule: Lighting Service

Charge Details

	Lighting Charges		\$1,489.53					
	Florida Gross Receipt Tax		\$1.29					
	Storm Surcharge	608 kWh @ \$0.01230/kWh	\$7.48					
	Clean Energy Transition Mechanism	608 kWh @ \$0.00043/kWh	\$0.26					
	Storm Protection Charge	608 kWh @ \$0.00559/kWh	\$3.40					
	Lighting Fuel Charge	608 kWh @ \$0.03059/kWh	\$18.60					
	Lighting Pole / Wire	32 Poles	\$906.24					
	Fixture & Maintenance Charge	32 Fixtures	\$531.52					
	Lighting Energy Charge	608 kWh @ \$0.03412/kWh	\$20.74					
	Lighting Service Items LS-1 (Bright Choices) for 30 days							
7)	Electric Charges							

Current Month's Electric Charges

\$1,489.53



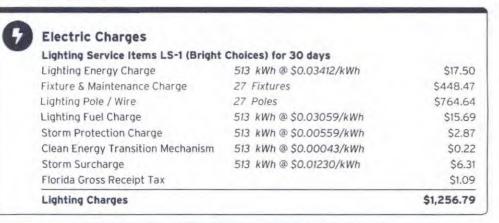


Sub-Account #: 221008439970 Statement Date: 06/02/2025

Service Address: US HWY 301 S VILLAGE G, WIMAUMA, FL 33598

Service Period: 04/08/2025 - 05/07/2025 Rate Schedule: Lighting Service

Charge Details



Current Month's Electric Charges

\$1,256.79



Sub-Account #: 221008657597 Statement Date: 06/02/2025

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Meter Read

Meter Location: IRRIGATION

Service Period: 04/08/2025 - 05/07/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000861704	05/07/2025	19,257	18,644		613 kWh	1	30 Days

Charge Details

Electric Charges Daily Basic Service Charge 30 days @ \$0.63000 \$18.90 Energy Charge 613 kWh @ \$0.08641/kWh \$52.97 Fuel Charge 613 kWh @ \$0.03083/kWh \$18.90 Storm Protection Charge 613 kWh @ \$0.00577/kWh \$3.54 Clean Energy Transition Mechanism 613 kWh @ \$0.00418/kWh \$2.56 613 kWh @ \$0.02121/kWh Storm Surcharge \$13.00 Florida Gross Receipt Tax \$2.82 **Electric Service Cost** \$112.69

Avg kWh Used Per Day



Current Month's Electric Charges

\$112.69

Total Current Month's Charges

\$10,592.79





BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 5380 NIGHT TIDE LN WIMAUMA, FL 33598 Statement Date: June 12, 2025

Amount Due: \$1,706.60

Your Energy Insight

period last year.

period last year.

Due Date: July 03, 2025 Account #: 221008893150

Your average daily kWh used was 25.06% higher than the same

Your peak billing demand was 34.78% higher than the same



DO NOT PAY. Your account will be drafted on July 03, 2025

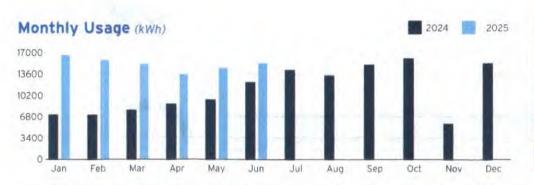
Account Summary

\$1,706.60
-\$1,463.50
\$1,463.50

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view

your account online.



Our certified experts can uncover ways to save energy and money. TampaElectric.com/BizSave

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008893150 Due Date: July 03, 2025

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008

Amount Due: \$1,706.60 Payment Amount: \$

653853464881

Your account will be drafted on July 03, 2025

Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For: 5380 NIGHT TIDE LN WIMAUMA, FL 33598

Account #: 221008893150 Statement Date: June 12, 2025 Charges Due: July 03, 2025

Meter Read

Service Period: May 08, 2025 - Jun 06, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	Total Used	Multiplier	Billing Period
1000758597	06/06/2025	19,223	3,957	15,266 kWh	1	30 Days
1000758597	06/06/2025	30,83	0	30.83 kW	9	30 Days

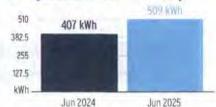
Charge Details

Electric Charges Daily Basic Service Charge 30 days @ \$1.06000 \$31.80 Billing Demand Charge 31 kW @ \$18.07000/kW \$560.17 Energy Charge 15,266 kWh @ \$0.00773/kWh \$118.01 Fuel Charge 15,266 kWh @ \$0.03391/kWh \$517.67 31 kW @ \$0.30000/kW \$9.30 Capacity Charge Storm Protection Charge 31 kW @ \$2.08000/kW \$64.48 Energy Conservation Charge 31 kW @ \$0.93000/kW \$28.83 15,266 kWh @ \$0.00068/kWh \$10,38 **Environmental Cost Recovery** Clean Energy Transition Mechanism 31 kW @ \$1.15000/kW \$35.65 15,266 kWh @ \$0.01035/kWh \$158.00 Storm Surcharge Florida Gross Receipt Tax \$39.34 **Electric Service Cost** \$1,573.63 State Tax \$132.97 Total Electric Cost, Local Fees and Taxes \$1,706.60

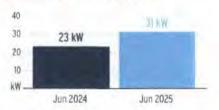
Total Current Month's Charges

\$1,706.60

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor





Decreasing the proportion of your electricity utilized at peak will improve your load factor.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person Find list of

Payment Agents at TampaElectric.com



Mail A Check

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

All Other

Tampa Electric P.O. Box III

Contact Us

Online:

TampaElectric.com

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will

be charged.



Toll Free:

866-689-6469

Correspondences:

Tampa, FL 33601-0111

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely lashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection. 668



BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP BERRY BAY PH2 VILLAGE 12 WIMAUMA, FL 33598 Statement Date: June 12, 2025

Amount Due: \$150.36

Due Date: July 03, 2025 Account #: 211032420294

104

DO NOT PAY. Your account will be drafted on July 03, 2025

Account Summary

Current Month's Charges	\$150.30
Payment(s) Received Since Last Statement	-\$139.63
Previous Amount Due	\$139.63

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211032420294 Due Date: July 03, 2025

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$150.36

Payment Amount: \$_____

604470943682

Your account will be drafted on July 03, 2025

Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For: BERRY BAY PH2 VILLAGE 12 WIMAUMA, FL 33598

Account #: 211032420294 Statement Date: June 12, 2025 Charges Due: July 03, 2025

Service Period: May 08, 2025 - Jun 06, 2025

Charge Details

Rate Schedule: Lighting Service

Important Messages

Lighting Charges		\$150.36					
State Tax		\$10.54					
Florida Gross Receipt Tax		\$0.13					
Storm Surcharge	57 kWh @ \$0.01230/kWh	\$0.70					
Clean Energy Transition Mechanism	57 kWh @ \$0.00043/kWh	\$0.07					
Storm Protection Charge	57 kWh @ \$0.00559/kWh	\$0.32					
Lighting Fuel Charge	57 kWh @ \$0.03363/kWh	\$1.92					
Lighting Pole / Wire	3 Poles	\$84.96					
Fixture & Maintenance Charge	3 Fixtures	\$49.83					
Lighting Energy Charge	57 kWh @ \$0.03412/kWh	\$1.94					
Lighting Service Items LS-1 (Bright Choices) for 30 days							
Electric Charges							

Total Current Month's Charges

\$150.36

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

All Other

P.O. Box 111

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

Correspondences: Tampa Electric

Tampa, FL 33601-0111

866-689-6469



Online:

TampaElectric.com

Contact Us

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone Toll Free:



BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP BERRY GROVE BLVD PH2 VILLAGE F WIMAUMA, FL 33598 Statement Date: June 12, 2025

Amount Due: \$1,102.61

Due Date: July 03, 2025 Account #: 221008992960



DO NOT PAY. Your account will be drafted on July 03, 2025

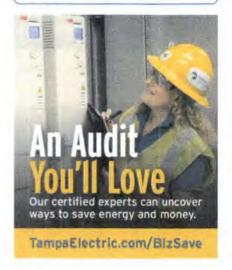
Account Summary

Current Month's Charges	\$1,102.6
Payment(s) Received Since Last Statement	-\$1,024.06
Previous Amount Due	\$1,024.06

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008992960 Due Date: July 03, 2025

AN EMERA COMPANY

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$1,102.61

Payment Amount: \$_____

653853464883

Your account will be drafted on July 03, 2025

Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For: BERRY GROVE BLVD PH2 VILLAGE F WIMAUMA, FL 33598

Account #: 221008992960 Statement Date: June 12, 2025 Charges Due: July 03, 2025

Important Messages

Service Period: May 08, 2025 - Jun 06, 2025

Rate Schedule: Lighting Service

Charge Details

	Lighting Charges		\$1,102.6
	State Tax		\$77.25
	Florida Gross Receipt Tax		\$0.92
	Storm Surcharge	418 kWh @ \$0.01230/kWh	\$5.14
	Clean Energy Transition Mechanism	418 kWh @ \$0.00043/kWh	\$0.18
	Storm Protection Charge	418 kWh @ \$0.00559/kWh	\$2.34
	Lighting Fuel Charge	418 kWh @ \$0.03363/kWh	\$14.00
	Lighting Pole / Wire	22 Poles	\$623.04
	Fixture & Maintenance Charge	22 Fixtures	\$365.47
	Lighting Energy Charge	418 kWh @ \$0.03412/kWh	\$14.2
	Lighting Service Items LS-1 (Bright	Choices) for 30 days	
3	Electric Charges		

Total Current Month's Charges

\$1,102.61

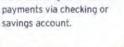
For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or



Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will

be charged.

Credit or Debit Card



Phone Toll Free: 866-689-6469

In-Person

Payment Agents at

TampaElectric.com

Find list of



Mail A Check Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

> All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection. 672



TampaElectric.com

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

2024

2025

C/O MERITUS CORP 4812 BERRY GROVE BLVD WIMAUMA, FL 33598

Statement Date: June 12, 2025

Amount Due: \$26.75

> Due Date: July 03, 2025 Account #: 221008882187

DO NOT PAY. Your account will be drafted on July 03, 2025

Account Summary

Amount Due by July 03, 2025	\$26.75
Current Month's Charges	\$26.75
Previous Amount Due Payment(s) Received Since Last Statement	\$22.12 -\$22.12

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was 50% lower than the same period last year.



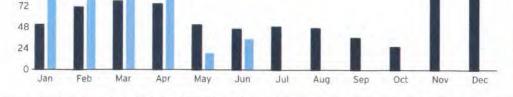
Your average daily kWh used was 66.67% higher than it was in your previous period.



Scan here to view your account online.







Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Monthly Usage (kWh)

120 96

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008882187 Due Date: July 03, 2025

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008

Amount Due: \$26.75 Payment Amount: \$.

653853464880

Your account will be drafted on July 03, 2025

Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For: 4812 BERRY GROVE BLVD WIMAUMA, FL 33598

Account #: 221008882187 Statement Date: June 12, 2025 Charges Due: July 03, 2025

Meter Read

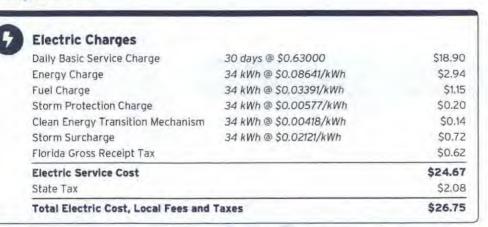
Meter Location: ENTRY MONUMENT

Service Period: May 08, 2025 - Jun 06, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	*	Total Used	Multiplier	Billing Period
1000251621	06/06/2025	1,835	1,801		34 kWh	1	30 Days

Charge Details



Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$26.75

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



P.O. Box 111

Contact Us

Online:

TampaElectric.com Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



866-689-6469

All Other

Correspondences: Tampa Electric

Tampa, FL 33601-0111

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP BERRY GROVE AND MARINE WIMAUMA, FL 33598 Statement Date: June 12, 2025

Amount Due: \$551.31

Due Date: July 03, 2025 Account #: 221008963334

DO NOT PAY. Your account will be drafted on July 03, 2025



Account Summary

Current Month's Charges	\$551.3
Payment(s) Received Since Last Statement	-\$512.02
Previous Amount Due	\$512.02

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008963334 Due Date: July 03, 2025

■ P

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$551.31

Payment Amount: \$_____

Your account will be drafted on July 03, 2025

Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318

653853464882



Service For: BERRY GROVE AND MARINE WIMAUMA, FL 33598

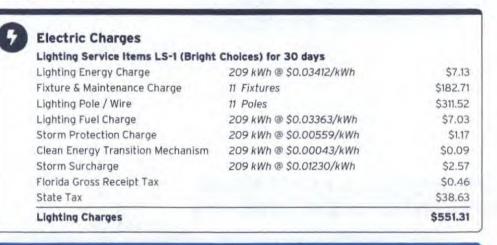
Account #: 221008963334 Statement Date: June 12, 2025 Charges Due: July 03, 2025

Service Period: May 08, 2025 - Jun 06, 2025

Charge Details

Rate Schedule: Lighting Service

Important Messages



Total Current Month's Charges

\$551.31

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

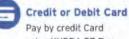
Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Toll Free:

Phone

866-689-6469

All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



TampaElectric.com

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 3043 JUNIPER COVE ST WIMAUMA, FL 3359B

Statement Date: June 12, 2025

Amount Due: \$17.26

> Due Date: July 03, 2025 Account #: 221009423916

Your Energy Insight



Your average daily kWh used was 28.57% higher than it was in



your previous period.



Scan here to view your account online.





TampaElectric.com/EnergyPlanner

Learn how and sign up!

DO NOT PAY. Your account will be drafted on July 03, 2025

Account Summary

\$17.26
-\$16.59
\$16.59

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh) 2025 50 40 30 20 10 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009423916 Due Date: July 03, 2025

Amount Due:

\$17.26

Payment Amount: \$

631631350004

Your account will be drafted on July 03, 2025

Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008



Service For: 3043 JUNIPER COVE ST WIMAUMA, FL 33598

Account #: 221009423916 Statement Date: June 12, 2025 Charges Due: July 03, 2025

Meter Read

Service Period: May 08, 2025 - Jun 06, 2025

Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	 Previous Reading	Total Used	Multiplier	Billing Period
1000941219	06/06/2025	240	214	26 kWh	1	30 Days

Charge Details

	Electric Service Cost		\$17.26
	Florida Gross Receipt Tax		\$0.43
	Storm Surcharge	26 kWh @ \$0.01995/kWh	\$0.52
	Clean Energy Transition Mechanism	26 kWh @ \$0.00406/kWh	\$0.1
	Storm Protection Charge	26 kWh @ \$0.00722/kWh	\$0.19
	Fuel Charge	26 kWh @ \$0.03044/kWh	\$0.79
	Energy Charge	26 kWh @ \$0.08924/kWh	\$2.32
_	Daily Basic Service Charge	30 days @ \$0.43000	\$12.90
0	Electric Charges		

Avg kWh Used Per Day 0.9 kWh 0.675 0.45

Jun 2025

Important Messages

0 225

Total Current Month's Charges

\$17.26

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments: TECO

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



P.O. Box 111 Tampa, FL 33601-0111

Contact Us

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will

be charged.



866-689-6469

All Other Correspondences: Tampa Electric

888-223-0800 (All Other Counties)

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection. 678



BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP BERRY BAY PH 3 JUNIPER COVE WIMAUMA, FL 33598 Statement Date: June 12, 2025

Amount Due: \$1,553.67

Due Date: July 03, 2025 Account #: 221008993802

DO NOT PAY. Your account will be drafted on July 03, 2025

Account Summary

urrent Month's Charges	\$1,553.6
ayment(3) Neceived Since East Statement	9117742
ayment(s) Received Since Last Statement	-\$1,442.9
revious Amount Due	\$1,442.9

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008993802 Due Date: July 03, 2025

AN EMERA COMPANY

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$1,553.67

Payment Amount: \$_____

653853464884

Your account will be drafted on July 03, 2025

Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For:

BERRY BAY PH 3 JUNIPER COVE WIMAUMA, FL 33598

Account #: 221008993802 Statement Date: June 12, 2025 Charges Due: July 03, 2025

Service Period: May 08, 2025 - Jun 06, 2025

Charge Details

Rate Schedule: Lighting Service

Important Messages

Lighting Charges		\$1,553.67
State Tax		\$108.85
Florida Gross Receipt Tax		\$1.30
Storm Surcharge	589 kWh @ \$0.01230/kWh	\$7.24
Clean Energy Transition Mechanism	589 kWh @ \$0.00043/kWh	\$0.25
Storm Protection Charge	589 kWh @ \$0.00559/kWh	\$3.29
Lighting Fuel Charge	589 kWh @ \$0.03363/kWh	\$19.8
Lighting Pole / Wire	31 Poles	\$877.92
Fixture & Maintenance Charge	31 Fixtures	\$514.9
Lighting Energy Charge	589 kWh @ \$0.03412/kWh	\$20.10
Lighting Service Items LS-1 (Bright	Choices) for 30 days	
Electric Charges		

Total Current Month's Charges

\$1,553.67

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



at TECOaccount.com. Convenience fee will be charged.



Phone Toll Free:

866-689-6469

All Other Correspondences:

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

888-223-0800 (All Other Counties)

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection. 680

Aquatic Weed Control, Inc.

P.O. Box 593258 Orlando, FL 32859

Phone: 407-859-2020 Fax: 407-859-3275

Invoice

Date	Invoice #
5/31/2025	110571

Bill To

Berry Bay CDD c/o Inframark 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date	
	Net 30	6/30/2025	

Description	Amount
Blue dye treatment for pond #19 - Completed 5/19/2025	170.00

Thank you for your business.

Total	\$170.00
Payments/Credits	\$0.00
Balance Due	\$170.00

for BOARD OF SUPERVISORS

	District Name:	Berry	Bay
	Board Meeting:		June 5, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	Х	\$200
3	Ryan Motko	Х	\$200
4	Kelly Evans	Х	\$200
5	Chloe Firebaugh	Х	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez6/9/2025District Manager SignatureDate

INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Berry Bay Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: May 2025

INVOICE# 151814 CUSTOMER ID C2278 PO# DATE
6/17/2025

NET TERMS
Net 30

DUE DATE
7/17/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson 04-21-25 DNH*GODADDY#371875520 : email renewals \$479.40 / Michael A Perez 04-29-25 IN *H2ECO BULK, LLC - : Water Truck for District \$1213.30	1	Ea	1,692.70		1,692.70
General Mailing	1	Ea	675.00		675.00
Postage	7	Ea	0.69		4.83
Subtotal					2,372.53

Subtotal	\$2,372.53
Tax	\$0.00
Total Due	\$2,372.53

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Berry Bay Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States INVOICE# 150059 CUSTOMER ID C2278

PO#

DATE
5/28/2025

NET TERMS

Net 30

DUE DATE
6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson 03-24-25 DNH*GODADDY#366419930 : domain renewal \$55.85	1	Ea	55.85		55.85
General Mailing	1	Ea	3,607.00		3,607.00
Subtotal					3,662.85

Subtotal \$3,	662.85
Тах	\$0.00
Total Due \$3,	662.85

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday — Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

for BOARD OF SUPERVISORS

	District Name:	Berry	Bay
	Board Meeting:		June 5, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	Х	\$200
2	Nicholas Dister	Х	\$200
3	Ryan Motko	Х	\$200
4	Kelly Evans	Х	\$200
5	Chloe Firebaugh	Х	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez6/9/2025District Manager SignatureDate

for BOARD OF SUPERVISORS

	District Name:	Berry	Bay
	Board Meeting:		June 5, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	Х	\$200
3	Ryan Motko	Х	\$200
4	Kelly Evans	X	\$200
5	Chloe Firebaugh	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez 6/9/2025
District Manager Signature Date

for BOARD OF SUPERVISORS

	District Name:	Berry	Bay
	Board Meeting:		June 5, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Ryan Motko	Х	\$200
4	Kelly Evans	Х	\$200
5	Chloe Firebaugh	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez 6/9/2025
District Manager Signature Date

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Berry Bay CDD June 10, 2025

Tampa, FL 33607

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$162.00
5/1/2025	CAW	EMAIL CORRESPONDENCE FROM K. SMITH REGARDING COMMENTS ON PROPOSED PLATS.	0.3	\$100.50
5/1/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREPARE SERVICES AGREEMENT FOR MIDGEFLY TREATMENTS.	1.6	\$536.00
5/2/2025	KCH	PREPARE REQUEST FOR PROPOSALS (RFP MANUAL) FOR LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES FOR DECISION TO BE MADE AT JULY BOS MEETING; EMAILS WITH M.PEREZ REGARDING SAME.	2.0	\$670.00
5/6/2025	KCH	PREPARE RESOLUTION FOR EXPANSION OF BOUNDARIES.	0.7	\$234.50
5/13/2025	CAW	REVIEW REVISED RETAINING WALL EASEMENT; EMAIL CORRESPONDENCE WITH J. MAHONEY REGARDING CHANGES TO EASEMENT.	0.3	\$100.50
5/15/2025	JMV	REVIEW DRAFT PLAT; REVIEW EMAIL FROM K. SMITH.	0.7	\$283.50
5/15/2025	CAW	REVIEW PROPOSED PLAT FOR BERRY BAY VILLAGE C AND PROVIDE COMMENTS.	0.8	\$268.00
5/16/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.4	\$134.00
5/21/2025	WAS	DRAFT POOL MONITOR SERVICES AGREEMENT; REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	1.1	\$368.50

June 10, 2025

Client: Matter: Invoice #: 001543 000001 26635

Page:

2

SERVICES

Date	Person	Description of Services		Hours	Amount
5/21/2025	KCH	PREPARE RESOLUTION AUTHORIZII AUTHORITY FOR CHAIR AND DISTRI BOS RATIFICATION; REVIEW POOL I SERVICES AGREEMENT.	CT MANAGER WITH	0.7	\$234.50
5/27/2025	KCH	REVIEW AMENITY SHARE AGREEME BERRY BAY AND BERRY BAY II.	NT BETWEEN	0.5	\$167.50
5/29/2025	JMV	REVIEW EMAIL FROM B. CARPIO; R NOTICES.	EVIEW LEGAL	0.2	\$81.00
5/30/2025	KCH	REVIEW AGENDA PACKAGE.	_	0.4	\$134.00
		Total F	Professional Services	10.1	\$3,474.50
		Total Servic	es	\$3,474.50	
		Total Disbu	rsements	\$0.00	
		Total Curre	nt Charges		\$3,474.50
		Previous Ba	ılance		\$2,812.50
		Less Payı	ments		(\$2,812.50)
		PAY THIS A	AMOUNT		\$3,474.50

Please Include Invoice Number on all Correspondence



BERRY BAY COMMUNITY DEVELOPMENT DIS

Business Visa

Account summary

Previous balance		\$30.98
Payments & other credits	-	\$30.98
Purchases & other charges	-	\$300.00
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$300.00

Credit limit	\$10,000.00
Available credit	\$9,700.00
Available for cash advance	\$0.00
Statement closing date	05/02/2025
Days in billing cycle	30

Questions?

Visit truist.com



Call 844-4TRUIST (844-487-8478)



Tran

International collect 910-914-8250



Write TRUIST CARD SERVICES PO BOX 200 WILSON,NC 27894-0200

Page 1 of 4 Billing cycle 04/03/25 - 05/02/25 Account number ending in 1411

\$300.00

Payment information

New Balance	\$300.00
Minimum payment due	\$20.00
Payment due date	05/27/25

Important information

Post

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Organization account activity

Reference

date	date	number	Transaction description		Amount
BERRY B	AY COMMUN	NITY DEVELOPMEN	IT DIS Account number ending in 1	411	Total: -\$30.98
					- A
Please det	tach bottom porti	on and submit with paym	ent using enclosed envelope.	Account number ending in	1411
				Statement closing date	05/02/25
				New balance	\$300.00
				Minimum payment due	\$20.00
TRUIST BANK				Payment due Date	05/27/25
PO BOX 400 WILSON NC 2	27894-0400			Amount enclosed	\$

4800005022087000000000000020000000000030000

Pay online at: TRUIST.COM Pay by phone: 844-487-8478 Make checks payable to: TRUIST BANK

TRUIST BANK PO BOX 791622 BALTIMORE MD 21279-1622

BERRY BAY COMMUNITY DEVELOPMENT DIS ERIC DAVIDSON 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008



BERRY BAY COMMUNITY DEVELOPMENT DIS

Page 2 of 4 Billing cycle 04/03/25 - 05/02/25 Account number ending in 1411

Important contact details

Business Visa

Lost/Stolen Card? Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account. Address Change? Call us at 844-487-8478

Making payments

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Account Information: Your name and account number Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coup on from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

Authorization to convert your check to an electronic transfer debit

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Calculating interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle. We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

To calculate the Finance Charges on your Account: Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

If you see an error on your statement or wish to dispute a charge

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the • Payment must not include restrictive language (e.g., "payment in full") or other language error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you

Sharing of information

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

Truist Bank, Member FDIC. © 2022 Truist Financial Corporation. Truist, the Truist logo, and Truist Purple are service marks of Truist Financial Corporation.



BERRY BAY COMMUNITY DEVELOPMENT DIS

Page 3 of 4
Billing cycle 04/03/25 - 05/02/25
Account number ending in 1411

Business Visa

Organization account activity - continued

Tran	Post	Reference		
date	date	number	Transaction description	Amount
04/27	04/27	0625042700709743	PAYMENTS - THANK YOU	-\$30.98

Cardholder activity

Total cardholder new activity: \$300.00

Tran	Post	Reference				
date	date	number Transaction description			Amount	
BROOKE CHAPMAN		Account n	umber ending in 0774			Total: \$300.00
04/08	04/09	24692165098101191524142	SQ *WAGNER EVENTS	gosq.com	FL	\$300.00

Interest charge calculation

	Your Annual Percentage	rcentage Rate (APR) is the annual interest rate on your account.				
	Annual	Periodic				
	percentage	interest	Balance subject	Interest	Expires	
Type of balance	rate (APR)	rate	to interest rate	charge	on	
PURCHASE	23.49% (V)	0.06436% (D)	\$0.00	\$0.00	=	
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-	

⁽V) = Variable Rate

Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.

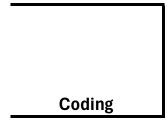
⁽D) = Daily, (M) = Monthly

Berry Bay Truist BANK VISA

Purchase Period

Date	Purchase From	Amount	Original Receipt Submitted
5/8/2024	Wagner Events	\$ 300.00	

Amazon	
Amazon	



549052	Face Painting for spring event.	
0-0002	race rainting for spring event.	

549052	
549052	





MK-WI-S300 GCFS 1555 N. Rivercenter Drive, Suite 300 Milwaukee, WI 53212

7762044

րդերդիդը,դրդիդիկերուներդումեն,իույթի

000001763 02 SP 106481365028039 P

Berry Bay Community Development Dist ATTN Brian Lamb 2005 Pan AM Circle Ste 300 Tampa, FL 33607 United States





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone: 7762044 248160000 05/23/2025 Duffy, Leanne M (407)-835-3807

Berry Bay Community Development Dist ATTN Brian Lamb 2005 Pan AM Circle Ste 300 Tampa, FL 33607 United States

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT CONSTRUCTION FUND CUSTODY GENERAL FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$250.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT CONSTRUCTION FUND CUSTODY GENERAL FUND

Invoice Number: 7762044
Account Number: 248160000
Current Due: \$250.00

Direct Inquiries To: Duffy, Leanne M Phone: (407)-835-3807

Wire Instructions:

U.S. Bank ABA # 091000022 Acct # 1-801-5013-5135 Trust Acct # 248160000 Invoice # 7762044 Attn: Fee Dept St. Paul Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: 7762044
Invoice Date: 05/23/2025
Account Number: 248160000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT CONSTRUCTION FUND CUSTODY GENERAL FUND

Accounts Included 248160000

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04050 Custodian	1.00	250.00	100.00%	\$250.00
Subtotal Administration Fees - In Adva	nce 05/01/2025 - 04/30/2026			\$250.00
TOTAL AMOUNT DUE				\$250.00



Aquatic Weed Control, Inc.

P.O. Box 593258 Orlando, FL 32859

Phone: 407-859-2020 Fax: 407-859-3275

Invoice

Date	Invoice #
6/20/2025	110764

Bill To

Berry Bay CDD c/o Inframark 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/20/2025

Description	Amount
Blue dye treatment for pond #19 - Completed 6/18/2025	170.00

Thank you for your business.

Total	\$170.00
Payments/Credits	\$0.00
Balance Due	\$170.00

Aquatic Weed Control, Inc.

P.O. Box 593258 Orlando, FL 32859

Phone: 407-859-2020 Fax: 407-859-3275

Invoice

Date	Invoice #
6/23/2025	110771

Bill To

Berry Bay CDD c/o Inframark 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/23/2025

Description	Amount
Midge Fly Treatments for 18 ponds-1 of 4 Treatments Completed 6/22/2025	2,967.00

Thank you for your business.

Total	\$2,967.00
Payments/Credits	\$0.00
Balance Due	\$2,967.00



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:									
Customer No					Customer:	BERRY BAY	CDD		
Technician:	Cjay and	Jarvis							
Date:	06/22/2025				Time: <u>12:4</u>	8 PM			
					Customer S	ignature:			
Waterway Treatment	Algae	Submersed Weeds		loating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
3 - 19									
21									
Midge fly tre	eatment done c	on ponds 1-19 a	and 21						
CLA DITY		METHOD					ATED 151/51		
$\frac{CLARITY}{\square < l'}$	<u>FLOW</u> □ None	METHOD ☐ ATV	☐ Boat	_	ARP PROGRA Carp observe		ATER LEVEL High	WEAT □ Cle	
□ 1-2'	□ None □ Slight	☐ Airboat	☐ Truck		Barrier Inspe		Normal		oudy
□ 1-2 □ 2-4'	☐ Visible	☐ Backpack	□ Huck		вантет шъре		Low		ndy
□ > 4'	□ VISIDIE	ш васкраск					LOW	□ Rai	•
									<u> </u>
Alligat	or \Box Ca		☐ Gallinule:	•	☐ Osprey		oodstork		
			☐ Gambusi		☐ Osprey		Joustork		
☐ Anhing				d		<u> </u>			
□ Bass		rmorant	☐ Herons		☐ Snakes	<u> </u>			
☐ Bream	ı □ Eg 	rets 	☐ Ibis		☐ Turtles			,	
	LAND HABITA					al Vegetatio	n Notes:		
☐ Arrow		Bulrush	☐ Golden C	anna		Naiad			
□ Васор	a 🗆	Chara	☐ Gulf Spik	erush		Pickerelweed	l		
☐ Blue F	lag Iris	Cordgrass	☐ Lily			Soft Rush			

Business Observer

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01687H

JUN 1 6 Z.5

By

Date 06/13/2025

Attn:

Berry Bay CDD - Inframark 2005 PAN AM CIRCLE SUITE 300 TAMPA FL 33607 Please make checks payable to: (Please note Invoice # on check) Business Observer 1970 Main Street 3rd Floor Sarasota, FL 34236

Description

Serial # 25-01687H

Notice of Special Meeting

RE: Berry Bay CDD Board of Supervisors Meeting on 7/10/25 @ 2:00 PM

Published: 6/13/2025

Important Message

Please include our Serial # on your check Pay by credit card online: https://legals. businessobserverfl. com/send-payment/ Paid Total

\$70.00

Amount

\$70.00

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF SPECIAL MEETING BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Berry Bay Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on Thursday, July 10, 2025 at 2:00 p.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 991-1116. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 991-1116, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Michael Perez, District Manager June 13, 2025

25-01687H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.





Invoice

Date	Invoice #
6/9/2025	3580

Bill To

Inframark Berry Bay CDD Attn: Michael Perez 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Printing & Reprod	Custom "Pool Temporarily Closed" (18x12) 3mm maxmetal sign with custom 3M cast + gloss lamination, routed holes; Zip ties provided.	2	75.00	150.00
Shipping	Ship signs	1	25.00	25.00

Subtotal	\$175.00
Sales Tax (7.0%)	\$0.00
Total	\$175.00
Payments/Credits	\$0.00
Balance Due	\$175.00

Phone #	Fax#	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Berry Bay Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States 151814 CUSTOMER ID C2278

PO#

DATE
6/17/2025
NET TERMS
Net 30
DUE DATE
7/17/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson 04-21-25 DNH*GODADDY#371875520 : email renewals \$479.40 / Michael A Perez 04-29-25 IN *H2ECO BULK, LLC - : Water Truck for District \$1213.30	1	Ea	1,692.70		1,692.70
General Mailing	1	Ea	675.00		675.00
Postage	7	Ea	0.69		4.83
Subtotal					2,372.53

\$2,372.53	Subtotal
\$0.00	Тах
\$2,372.53	Total Due

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



5100 W Kennedy Blvd Ste 325 Tampa, FL 33609

Bill To
Berry Bay CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Invoice 14 39340

PO#	Date
	06/12/2025
Sales Rep	Terms
Niles Badgerow	Net 30

Property Address	
Berry Bay CDD 4982 Eagle Rock Dr Wimauma, FL 33598	

item Qty/00m Nate Ext. 1 nee Amount	Item	Qty / UOM	Rate	Ext. Price	Amount
-------------------------------------	------	-----------	------	------------	--------

#24573 - Sod replacement

Proposal Pricing is valid for 30 days from the proposal date.

Labor, material, disposal of debris to remove and replace dead sod from recent sod installation. Total is 1.5 pallets

EM - Installation - 06/06/2025 \$977.08

Total \$977.08

Credits/Payments ______(\$0.00)

Balance Due \$977.08

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$44,522.16	\$0.00	\$0.00	\$0.00	\$0.00

Phone: 813-985-9381 / ar@sunriselandscape.com



5100 W Kennedy Blvd Ste 325 Tampa, FL 33609

Bill To Berry Bay CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Invoice 14 39573

PO#	Date
	06/23/2025
Sales Rep	Terms
Niles Badgerow	Net 30

Property Address	
Berry Bay CDD 4982 Eagle Rock Dr	
Wimauma, FL 33598	

	Item	Qty / UOM	Rate	Ext. Price	Amount
--	------	-----------	------	------------	--------

#24538 - Muhly Grass Center Island

Proposal Pricing is valid for 30 days from the proposal date.

Labor and materials to Install (12) Muhly Grass 3 Gallon in center median where new pines were planted to fill open area.



EM - Installation - 06/06/2025 \$385.00

 Total
 \$385.00

 Credits/Payments
 (\$0.00)

 Balance Due
 \$385.00

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$51,502.16	\$0.00	\$0.00	\$0.00	\$0.00

Phone: 813-985-9381 / ar@sunriselandscape.com



5100 W Kennedy Blvd Ste 325 Tampa, FL 33609

Bill To Berry Bay CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Invoice 14 39574

PO#	Date
	06/23/2025
Sales Rep	Terms
Niles Badgerow	Net 30

Property Address	
Berry Bay CDD	
4982 Eagle Rock Dr	
Wimauma, FL 33598	

	Item	Qty / UOM	Rate	Ext. Price	Amount
--	------	-----------	------	------------	--------

#24540 - Flower Install at Roundabout beds

Proposal Pricing is valid for 30 days from the proposal date.

Labor, materials, disposal of debris to perform the following work at the 4 beds at the roundabout.

- Remove existing Lantana
- Add 60 bags potting soil to enhance soil quality
- Install 1000 annual flowers 4.5"
- Note: Flower selection and colors to be determined by Berry Bay. Best choices are Pentas and Vinca.
- Adjust irrigation to insure proper watering



Phone: 813-985-9381 / ar@sunriselandscape.com





Flower Installation - 06/18/2025

\$6,595.00

Total \$6,595.00
Credits/Payments _____(\$0.00)
Balance Due \$6,595.00

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$51,502.16	\$0.00	\$0.00	\$0.00	\$0.00

Phone: 813-985-9381 / ar@sunriselandscape.com



Wagner Events

907 N. Wilder Road Plant City, FL 33566 TIN: 27-2286413

Invoice # 2/12/2025 1565

	813-381-6586 leafin A increvents.com
Bill To	108 20
Brooke Chapman	OA.

Terms	Entertainer
Due on receipt	JW

Quantity		Descr	ription		Rate	Amount		
3	Professional Airb	rush Face Painting S	Services.		116.66667	350.00		
Event Location:		Event Date:	Artist Time	•	Total	\$350.00		
Berry Bay 5380 Night Tide Ln. Wimauma, FL 33598 USA		4/5/2025	9:00am-12:00pm		Balance Du	IE \$0.00		

Thank you for your business. We would love to hear feedback and reviews!

Berry Bay Community Development District

Financial Statements (Unaudited)

Period Ending June 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of June 30, 2025 (In Whole Numbers)

															GENERAL	
							ES 2021		ES 2023	SERIE			GENERAL	L	ONG-TERM DEBT	
		SERIES 2021		ERIES 2023	SERIES 2024		PITAL		PITAL	CAP			ED ASSETS		ACCOUNT	
	ENERAL	DEBT SERVICE	DE				JECTS		JECTS		ECTS		ACCOUNT			
ACCOUNT DESCRIPTION	 FUND	FUND		FUND	FUND	F	UND	F	UND	FU	ND	GF	ROUP FUND	GR	ROUP FUND	 TOTAL
<u>ASSETS</u>																
Cash - Operating Account	\$ 454,112	\$ -	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 454,112
Accounts Receivable	4,725	-		-	-		-		-		-		-		-	4,725
Due From Developer	2,232	-		-	-		-		-		-		-		-	2,232
Due From Other Funds	117,446	63,233		-	1,181		-		-		-		-		-	181,860
Investments:																
Acquisition & Construction Account	-	-		-	-		15,699		1		140,513		-		-	156,213
Construction Fund Custody	-	-		-	-		72,149		-		-		-		-	72,149
Reserve Fund	-	497,689		446,075	81,233		-		-		-		-		-	1,024,997
Revenue Fund	-	389,873		274,200	42,485		-		-		-		-		-	706,558
Fixed Assets																
Equipment and Furniture	-	-		-	-		-		-		-		122,485		-	122,485
Construction Work In Process	-	-		-	-		-		-		-		18,293,605		-	18,293,605
Amount Avail In Debt Services	-	-		-	-		-		-		-		-		497,448	497,448
Amount To Be Provided	-	-		-	-		-		-		-		-		22,509,918	22,509,918
TOTAL ASSETS	\$ 578,515	\$ 950,795	\$	720,275	\$ 124,899	\$	87,848	\$	1	\$	140,513	\$	18,416,090	\$	23,007,366	\$ 44,026,302
<u>LIABILITIES</u>																
Accounts Payable	\$ 20,673	\$ -	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 20,673
Accounts Payable - Other	2,000	-		-	-		-		-		-		-		-	2,000
Bonds Payable	-	-		-	-		-		-		-		-		16,672,366	16,672,366
Bonds Payable - Series 2023	-	-		-	-		-		-		-		-		6,335,000	6,335,000
Due To Other Funds	-	-		151,152	-		29,527		-		1,181		-		-	181,860
TOTAL LIABILITIES	22,673	-		151,152	-		29,527		-		1,181		-		23,007,366	23,211,899

Balance Sheet

As of June 30, 2025 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
FUND BALANCES	-									
Restricted for:										
Debt Service	-	950,795	569,123	124,899	-	-	-	-	-	1,644,817
Capital Projects	-	-	-	-	58,321	1	139,332	-	-	197,654
Unassigned:	555,842	-	-	-	-	-	-	18,416,090	-	18,971,932
TOTAL FUND BALANCES	555,842	950,795	569,123	124,899	58,321	1	139,332	18,416,090		20,814,403
TOTAL LIABILITIES & FUND BALANCES	\$ 578,515	\$ 950,795	\$ 720,275	\$ 124,899	\$ 87,848	\$ 1	\$ 140,513	\$ 18,416,090	\$ 23,007,366	\$ 44,026,302

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 3,566	\$ 3,566	0.00%
Rental Income	-	2,800	2,800	0.00%
Special Assmnts- Tax Collector	778,872	1,103,159	324,287	141.64%
Special Assmnts- CDD Collected	322,203	-	(322,203)	0.00%
Other Miscellaneous Revenues	-	1,350	1,350	0.00%
Insurance Reimbursements	-	6,833	6,833	0.00%
TOTAL REVENUES	1,101,075	1,117,708	16,633	101.51%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,200	4,800	60.00%
ProfServ-Trustee Fees	4,100	8,547	(4,447)	208.46%
Disclosure Report	11,400	33,150	(21,750)	290.79%
District Counsel	10,000	21,867	(11,867)	218.67%
District Engineer	5,000	14,194	(9,194)	283.88%
District Manager	36,000	24,000	12,000	66.67%
Accounting Services	12,000	8,000	4,000	66.67%
Auditing Services	4,900	5,600	(700)	114.29%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	203	47	81.20%
Insurance - General Liability	3,483	-	3,483	0.00%
Public Officials Insurance	2,851	-	2,851	0.00%
Insurance -Property & Casualty	36,841	37,097	(256)	100.69%
Legal Advertising	2,500	1,642	858	65.68%
Direct Mailings	2,500	4,282	(1,782)	171.28%
Bank Fees	250	868	(618)	347.20%
Website Administration	1,500	1,000	500	66.67%
Office Supplies	200	175	25	87.50%
Dues, Licenses, Subscriptions	500	1,050	(550)	210.00%
Total Administration	147,775	170,375	(22,600)	115.29%
Electric Utility Services				
Clubhouse Internet, TV, Phone	1,200	792	408	66.00%
Utility - Water & Sewer	3,000	2,559	441	85.30%
Utility - Electric	40,000	18,828	21,172	47.07%
Utility - StreetLights	172,759	99,016	73,743	57.31%
Total Electric Utility Services	216,959	121,195	95,764	55.86%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Field Management	12,000	8,000	4,000	66.67%
Waterway Management	2,500	1,947	553	77.88%
Contracts-Janitorial Services	18,000	5,501	12,499	30.56%
Contracts-Pools	24,000	18,822	5,178	78.43%
Contracts-Trash & Debris Removal	9,000	9,221	(221)	102.46%
Contracts - Landscape	342,541	349,493	(6,952)	102.03%
Amenity Center Pest Control	1,800	980	820	54.44%
Security	6,000	-	6,000	0.00%
Onsite Staff	70,000	52,889	17,111	75.56%
R&M-Tree Trimming Services	10,000	9,051	949	90.51%
R&M-Monument, Entrance & Wall	10,000	18,161	(8,161)	181.61%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	6,603	28,397	18.87%
Landscape Maintenance	7,000	38,619	(31,619)	551.70%
R&M-Security Cameras	2,000	-	2,000	0.00%
Plant Replacement Program	30,000	36,094	(6,094)	120.31%
R&M - Amenity Center	10,000	4,215	5,785	42.15%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	28,738	(18,738)	287.38%
Irrigation Maintenance	30,000	18,518	11,482	61.73%
Aquatic Maintenance	28,000	30,082	(2,082)	107.44%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	548	4,452	10.96%
Special Events	10,000	825	9,175	8.25%
Holiday Lighting & Decorations	10,000	-	10,000	0.00%
Janitorial Supplies	1,500	1,135	365	75.67%
Op Supplies - Pool Chemicals	3,000	-	3,000	0.00%
Dog Waste Station Supplies	4,000	1,748	2,252	43.70%
Amenities Furniture & Fixtures	5,000	89	4,911	1.78%
Total Other Physical Environment	736,341	641,279	95,062	87.09%
TOTAL EXPENDITURES	1,101,075	932,849	168,226	84.72%
Excess (deficiency) of revenues				
Over (under) expenditures	-	184,859	184,859	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		370,983		
FUND BALANCE, ENDING		\$ 555,842		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 Series 2021 Debt Service Fund (202) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	\$ 33,630	\$	33,630	0.00%
Special Assmnts- Tax Collector	995,377		997,216		1,839	100.18%
TOTAL REVENUES	995,377		1,030,846		35,469	103.56%
<u>EXPENDITURES</u>						
Debt Service						
Principal Debt Retirement	380,000		380,000		-	100.00%
Interest Expense	616,919		616,919		-	100.00%
Total Debt Service	996,919		996,919		-	100.00%
TOTAL EXPENDITURES	996,919		996,919		-	100.00%
Excess (deficiency) of revenues						
Over (under) expenditures	(1,542))	33,927		35,469	-2200.19%
, ,			· · · · · · · · · · · · · · · · · · ·		·	
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-		(4,937)		(4,937)	0.00%
Contribution to (Use of) Fund Balance	(1,542))	-		1,542	0.00%
TOTAL FINANCING SOURCES (USES)	(1,542)		(4,937)		(3,395)	320.17%
Net change in fund balance	\$ (1,542)	<u>)</u> _{	\$ 28,990	\$	33,616	-1880.03%
FUND BALANCE, BEGINNING (OCT 1, 2024)			921,805			
FUND BALANCE, ENDING		_\$	950,795			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 Series 2023 Debt Service Fund (203) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		RIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET	AC	TUAL		AV(UNFAV)	ADOPTED BUD
<u>REVENUES</u>						
Interest - Investments	\$ -	\$	23,885	\$	23,885	0.00%
Special Assmnts- Tax Collector	-		446,964		446,964	0.00%
Special Assmnts- CDD Collected	446,075		-		(446,075)	0.00%
TOTAL REVENUES	446,075		470,849		24,774	105.55%
EXPENDITURES						
Debt Service						
Principal Debt Retirement	95,000		95,000		-	100.00%
Interest Expense	351,494		351,494		-	100.00%
Total Debt Service	446,494		446,494		-	100.00%
TOTAL EXPENDITURES	446,494		446,494		_	100.00%
TOTAL EXICEDITATES	440,434		440,434			100.0070
Excess (deficiency) of revenues						
Over (under) expenditures	(419)		24,355		24,774	-5812.65%
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	(419)		-		419	0.00%
TOTAL FINANCING SOURCES (USES)	(419)		-		419	0.00%
Net change in fund balance	\$ (419)	\$	24,355	\$	25,612	-5812.65%
FUND BALANCE, BEGINNING (OCT 1, 2024)			544,768			
FUND BALANCE, ENDING		\$	569,123			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 Series 2024 Debt Service Fund (204) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		R TO DATE	RIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$	-	\$ 2,152	\$ 2,152	0.00%
Special Assmnts- CDD Collected		-	141,668	141,668	0.00%
TOTAL REVENUES		-	143,820	143,820	0.00%
EXPENDITURES					
Debt Service					
Principal Debt Retirement		-	35,000	(35,000)	0.00%
Interest Expense		-	64,347	(64,347)	0.00%
Total Debt Service		_	99,347	(99,347)	0.00%
TOTAL EXPENDITURES		-	99,347	(99,347)	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures		_	44,473	44,473	0.00%
σ··· (σ···σ·) σ·φ····σ··σ·			 ,	,	
OTHER FINANCING SOURCES (USES)					
Bond Proceeds		-	81,233	81,233	0.00%
Operating Transfers-Out		-	(807)	(807)	0.00%
TOTAL FINANCING SOURCES (USES)		-	80,426	80,426	0.00%
Net change in fund balance	\$	<u>-</u>	\$ 124,899	\$ 124,899	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			-		
FUND BALANCE, ENDING		:	\$ 124,899		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 Series 2021 Capital Projects Fund (302) (In Whole Numbers)

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>							
Interest - Investments	\$	-	\$	2,585	\$	2,585	0.00%
TOTAL REVENUES		-		2,585		2,585	0.00%
EXPENDITURES							
TOTAL EXPENDITURES		-		-		-	0.00%
Excess (deficiency) of revenues							
Over (under) expenditures		-		2,585		2,585	0.00%
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In		-		4,937		4,937	0.00%
TOTAL FINANCING SOURCES (USES)		-		4,937		4,937	0.00%
Net change in fund balance	\$		\$	7,522	\$	7,522	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				50,799			
FUND BALANCE, ENDING			\$	58,321			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 Series 2023 Capital Projects Fund (303) (In Whole Numbers)

ACCOUNT DESCRIPTION	ΑI	NNUAL DOPTED UDGET	YE	AR TO DATE	ANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>						
Interest - Investments	\$	-	\$	1	\$ 1	0.00%
TOTAL REVENUES		-		1	1	0.00%
EXPENDITURES						
TOTAL EXPENDITURES		-		-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures		<u>-</u>		11_	 1	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				-		
FUND BALANCE, ENDING			\$	1		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 Series 2024 Capital Projects Fund (304) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANN ADOF BUD	PTED	YE	AR TO DATE ACTUAL	ARIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	-	\$	21,335	\$ 21,335	0.00%
TOTAL REVENUES		-		21,335	21,335	0.00%
EXPENDITURES						
<u>Administration</u>						
ProfServ-Trustee Fees		-		12,200	(12,200)	0.00%
Disclosure Report		-		2,500	(2,500)	0.00%
District Counsel		-		130,475	(130,475)	0.00%
District Manager		-		38,500	(38,500)	0.00%
Cost of Issuance		-		9,250	 (9,250)	0.00%
Total Administration				192,925	 (192,925)	0.00%
Construction In Progress						
Construction in Progress		-		1,989,391	(1,989,391)	0.00%
Total Construction In Progress				1,989,391	(1,989,391)	0.00%
TOTAL EXPENDITURES		-		2,182,316	(2,182,316)	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures				(2,160,981)	 (2,160,981)	0.00%
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In		_		807	807	0.00%
Bond Proceeds		-		2,299,506	2,299,506	0.00%
TOTAL FINANCING SOURCES (USES)		-		2,300,313	2,300,313	0.00%
Net change in fund balance	\$		\$	139,332	\$ 139,332	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				-		
FUND BALANCE, ENDING			\$	139,332		

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498 **Statement No.** 25_06

Statement Date 06/30/2025

G/L Account No. 101001 Balance	454,111.73	Statement Balance	474,260.06
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	474,260.06
Subtotal	454,111.73	Outstanding Checks	-20,148.33
Negative Adjustments	0.00		454444.72
Ending G/L Balance	454,111.73	Ending Balance	454,111.73

Posting Date		Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
11 /01 /2024		JE000600		ACII Internet Adiustreent	197.64	197.64	0.00 0.00
11/01/2024 10/31/2024		JE000500 JE000599		ACH Internet Adjustment ACH Internet Adjustment	197.64	197.64	0.00
01/07/2025	Payment	JE000634	Special Assmnts- Tax Collector	tax rev/debt svc	335,878.35	335,878.35	0.00
01/01/2025		JE000673	Utility - Water & Sewer	ReversalUtility Water_Adj JE	448.04	448.04	0.00
01/01/2025		JE000674	Bank Fees	Reversal Truist CC	867.83	867.83	0.00
12/01/2024		JE000680	Dues, Licenses, Subscriptions	Reversal Truist CC Adj JE	314.17	314.17	0.00
02/01/2025		JE000710	Utility - Electric	Teco Adj JE	3,147.67	3,147.67	0.00
02/01/2025		JE000713	Miscellaneous Maintenance	Truist CC ADJ JE	599.83	599.83	0.00
06/18/2025	Payment	BD00027	Rental Income	Deposit No. BD00027	650.00	650.00	0.00
06/18/2025	Payment	BD00028	Special Assmnts- Tax Collector	Deposit No. BD00028	14,351.02	14,351.02	0.00
08/01/2024		JE000551		Hillstax	80.43	80.43	0.00
06/30/2025		JE000887	Utility - Electric	Truist Bank Teco	213.19	213.19	0.00
Total Deposit	ts				356,945.81	356,945.81	0.00
Checks							
00 (04 (000 4		15000554		1191	00.43	00.42	0.00
08/01/2024 10/31/2024		JE000551 JE000599		Hillstax	-80.43 -197.64	-80.43 -197.64	0.00 0.00
11/01/2024		JE000599 JE000600		ACH Internet Adjustment ACH Internet Adjustment	-197.64	-197.64	0.00
01/07/2025	Payment	JE000634	Special Assmnts- Tax Collector	tax rev/debt svc	-335,878.35	-335,878.35	0.00
02/07/2025	Payment	DD284	BOCC ACH	Payment of Invoice 001540	-213.19	-213.19	0.00
04/03/2025	Payment	DD296	TECO ACH	Payment of Invoice 001585	-139.63	-139.63	0.00
04/03/2025	Payment	DD298	TECO ACH	Payment of Invoice 001588	-512.02	-512.02	0.00
04/03/2025	Payment	DD299	TECO ACH	Payment of Invoice 001589	-1,442.98	-1,442.98	0.00
04/03/2025	Payment	DD300	TECO ACH	Payment of Invoice 001590	-1,024.06	-1,024.06	0.00
05/08/2025	Payment	805	INFRAMARK LLC	Check for Vendor V00023	-10,958.33	-10,958.33	0.00
05/20/2025	Payment	300014	TECO ACH	Inv: 051325 221008882187	-22.12	-22.12	0.00
05/20/2025	Payment	300015	TECO ACH	Inv: 051325 221008893150	-1,463.50	-1,463.50	0.00

Bank Account Statement

Berry Bay CDD

tatement N	o. 2	25_06			Statement Date	06/30/2025	
5/28/2025	Payment	821	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00082	-787.27	-787.27	0.00
5/28/2025	Payment	822	INFRAMARK LLC	Check for Vendor V00023	-18,130.55	-18,130.55	0.00
5/30/2025	Payment	300020	BOCC ACH	Inv: 052025 7985	-493.96	-493.96	0.00
/30/2025	Payment	300021	TECO ACH	Inv: 051325 221009423916	-16.59	-16.59	0.00
/04/2025	Payment	823	AQUATIC WEED CONTROL	Check for Vendor V00008	-378.00	-378.00	0.00
/04/2025	Payment	825	SWINE SOLUTIONS	Check for Vendor V00039	-1,550.00	-1,550.00	0.00
/11/2025	Payment	826	AQUATIC WEED CONTROL	Check for Vendor V00008	-170.00	-170.00	0.00
/11/2025	Payment	827	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00057	-2,000.00	-2,000.00	0.00
5/11/2025	Payment	828	CARLOS DE LA OSSA FIELDS	Check for Vendor V00038	-200.00	-200.00	0.00
5/11/2025	Payment	829	CONSULTING GROUP LLC	Check for Vendor V00052	-175.00	-175.00	0.00
/11/2025	Payment	830	KELLY ANN EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
/18/2025	Payment	300030	TECO ACH CHARTER	Inv: 060525 6104	-10,592.79	-10,592.79	0.00
5/18/2025	Payment	300031	COMMUNICATION S ACH	Inv: 2748863053125	-99.99	-99.99	0.00
/19/2025	Payment	833	JOBE PEST SERVICES	Check for Vendor V00075	-140.00	-140.00	0.00
5/19/2025	Payment	834	STRALEY ROBIN VERICKER	Check for Vendor V00011	-3,474.50	-3,474.50	0.00
5/19/2025	Payment	835	SUNRISE LANDSCAPE	Check for Vendor V00044	-29,522.16	-29,522.16	0.00
/19/2025	Payment	836	U.S. BANK	Check for Vendor V00025	-250.00	-250.00	0.00
/25/2025	Payment	837	AQUATIC WEED CONTROL	Check for Vendor V00008	-2,309.00	-2,309.00	0.00
/27/2025	Payment	839	AQUATIC WEED CONTROL	Check for Vendor V00008	-2,967.00	-2,967.00	0.00
/30/2025		JE000879	Dues, Licenses, Subscriptions	Reversal Truist CC Adj JE	-314.17	-314.17	0.00
/30/2025		JE000880	Utility - Water & Sewer	ReversalUtility Water_Adj JE		-448.04	0.00
30/2025		JE000881	Bank Fees	Reversal Truist CC	-867.83	-867.83	0.00
/30/2025		JE000882	Miscellaneous Maintenance	Truist CC ADJ JE	-599.83	-599.83	0.00
/30/2025 tal Checks		JE000883	Utility - Electric	Teco Adj JE	-3,147.67 -430,964.24	-3,147.67 -430,964.24	0.00
djustments							
otal Adjustn	nents						

Outstanding Checks

06/04/2025	Payment	824	CITY-WIDE CLEANING LLC	Check for Vendor V00065	-1,170.00
06/11/2025	Payment	831	NICHOLAS J. DISTER	Check for Vendor V00016	-200.00
06/11/2025	Payment	832	RYAN MOTKO	Check for Vendor V00024	-200.00
06/18/2025	Payment	300023	TECO ACH	Inv: 061225 0294	-150.36
06/18/2025	Payment	300024	TECO ACH	Inv: 061225 2960	-1,102.61

Bank Account Statement

Berry Bay CDD

Bank Accou	nt No. 64	198				
Statement N	lo. 25	5_06			Statement Date	06/30/2025
06/18/2025	Payment	300025	TECO ACH	Inv: 061225 3150		-1,706.60
06/18/2025	Payment	300026	TECO ACH	Inv: 061225 2187		-26.75
06/18/2025	Payment	300027	TECO ACH	Inv: 061225 3334		-551.31
06/18/2025	Payment	300028	TECO ACH	Inv: 061225 3916		-17.26
06/18/2025	Payment	300029	TECO ACH	Inv: 061225 3802		-1,553.67
06/23/2025	Payment	300032	BOCC ACH	Inv: 061825-7985 ACH		-384.39
06/25/2025	Payment	838	INFRAMARK LLC	Check for Vendor V00023		-2,372.53
06/27/2025	Payment	840	BUSINESS OBSERVER	Check for Vendor V00095		-70.00
06/27/2025	Payment	841	INFRAMARK LLC	Check for Vendor V00023		-3,662.85
06/27/2025	Payment	842	SUNRISE LANDSCAPE	Check for Vendor V00044		-6,980.00
Total Outsta	nding Check	s				-20,148.33

Outstanding Deposits

Total Outstanding Deposits

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FUND - 00	1						
<u> </u>		-						
001	300023	06/18/25	TECO ACH	061225 0294	ELECTRIC 05/08/25 - 06/06/25	05/08 - 06/06/2025 Electricity	543062-53100	\$150.36
001	300024	06/18/25	TECO ACH	061225 2960	ELECTRIC 05/08/25 - 06/06/25	05/08 - 06/06/2025 Electricity	543062-53100	\$1,102.61
001	300025	06/18/25	TECO ACH	061225 3150	ELECTRIC 05/08/25-06/06/25	05/08 - 06/06/2025 Electricity	543041-53100	\$1,706.60
001	300026	06/18/25	TECO ACH	061225 2187	ELECTRIC 05/08/25 - 06/06/25	05/08 - 06/06/2025 Electricity	543041-53100	\$26.75
001	300027	06/18/25	TECO ACH	061225 3334	ELECTRIC 05/08/25 - 06/06/25	05/08 - 06/06/2025 Electricity	543041-53100	\$551.31
001	300028	06/18/25	TECO ACH	061225 3916	ELECTRIC 05/08/25 - 06/06/25	05/08 - 06/06/2025 Electricity	543041-53100	\$17.26
001	300029	06/18/25	TECO ACH	061225 3802	ELECTRIC 05/08/25 - 06/06/25	05/08 - 06/06/2025 Electricity	543062-53100	\$1,553.67
001	300030	06/18/25	TECO ACH	060525 6104	ELECTRIC 04/08/25-05/07/25	Utility - Electric	543041-53100	\$10,592.79
001	300031	06/18/25	CHARTER COMMUNICATIONS ACH	2748863053125	SERVICE 05/31/25-06/30/25	INTERNET 05/31/25-06/30/25	546516-53908	\$99.99
001	300032	06/23/25	BOCC ACH	061825-7985 ACH	5/20 - 6/18/2025 Water bill	Utility - Water & Sewer	543021-53100	\$384.39
001	823	06/04/25	AQUATIC WEED CONTROL	109648	April 2025 Pond maintenance	April 2025 Pond service	546995-53908	\$378.00
001	824	06/04/25	CITY-WIDE CLEANING LLC	19397	CLEANING SERVICES MAY 2025	May 2025 Janitorial services	534349-53908	\$835.00
001	824	06/04/25	CITY-WIDE CLEANING LLC	19396	CLEANING SERVICES MAY 2025	May 2025 Janitorial services	534349-53908	\$300.00
001	824	06/04/25	CITY-WIDE CLEANING LLC	19396	CLEANING SERVICES MAY 2025	May 2025 Dog bags	552160-53908	\$35.00
001	825	06/04/25	SWINE SOLUTIONS	605	HOG TRAPPING MAY 2025	May 2025 TRAPPING FEE	531074-53908	\$1,550.00
001	826	06/11/25	AQUATIC WEED CONTROL	110571	5/19/2025 Blue dye treatment	Aquatic Maintenance	546995-53908	\$170.00
001	827		BLUE LIFE POOL SERVICE LLC	18447	June 2025 Pool services	Contracts-Pools	534078-53908	\$2,000.00
001	828		CARLOS DE LA OSSA	CO-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	829		FIELDS CONSULTING GROUP LLC	3580	Pool Closed signs	Office Supplies	551002-53908	\$175.00
001	830		KELLY ANN EVANS	KE-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	831		NICHOLAS J. DISTER	ND-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	832		RYAN MOTKO	RM-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	833		JOBE PEST SERVICES	5647	May 2025 Pest Control services	Amenity Center Pest Control	534181-53908	\$140.00
001	834		STRALEY ROBIN VERICKER	26635	May 2025 District counsel services	District Counsel	531146-51301	\$3,474.50
001	835		SUNRISE LANDSCAPE	14 38091	June 2025 Landscaping service	Contracts - Landscape	534171-53908	\$28.545.08
001	835		SUNRISE LANDSCAPE	14 39340	Sod Replacement	Landscape Maintenance	546300-53908	\$977.08
001	836		U.S. BANK	7762044	5/1 - 4/30/2026 Trustees Admin Fee	ProfServ-Trustee Fees	531045-51301	\$250.00
001	837		AQUATIC WEED CONTROL	110764	Blue dye treatment	Blue dye treatment #19 6/18/2025	546995-53908	\$170.00
001	837		AQUATIC WEED CONTROL	109888	June 2025 Pond services	Aquatic Maintenance	546995-53908	\$2,139.00
001	838		INFRAMARK LLC	151814	Godaddy renewal and water truck, mailing, and postage	godaddy domain renewal	546922-53908	\$479.40
001	838		INFRAMARK LLC	151814	Godaddy renewal and water truck, mailing, and postage	Water truck for turf	546300-53908	\$1,213.30
001	838		INFRAMARK LLC	151814	Godaddy renewal and water truck, mailing, and postage	Postage	541024-51301	\$4.83
001	838		INFRAMARK LLC	151814	Godaddy renewal and water truck, mailing, and postage	General mailing notices	548006-51301	\$675.00
001	839		AQUATIC WEED CONTROL	110771	June 2025 Midge fly treatments	Aquatic Maintenance	546995-53908	\$2,967.00
001	840		BUSINESS OBSERVER	25-01687H	Legal advertising for July 10, 2025 meeting	Legal advertisement for July 10, 2025 meeting	548002-51301	\$2,967.00
001	841		INFRAMARK LLC	150059	Domain renewal and postage	Domain Renewal	554020-51301	\$55.85
001	841		INFRAMARK LLC	150059	Domain renewal and postage	General mailing	548006-51301	\$3,607.00
001	842		SUNRISE LANDSCAPE	14 39573	Muhly Grass Center Island replacement	Landscape Maintenance	546300-53908	\$3,607.00
001	842		SUNRISE LANDSCAPE	14 39573	Flower installation, roundabout beds	Plant Replacement Program	546468-53908	\$6,595.00
001	042	00/21/23	SUNNISE LANDSCAPE	14 33314	i lower installation, foundabout beds	Flant Neplacement Flogram	340400-33800	ψ0,595.00
							Fund Total	\$74,176.77



Proposal Prepared for:

Berry Bay CDD 4982 Eagle Rock Dr Wimauma, Florida 33598 Contact: Gary Schwartz

Email: Gary.Schwartz@Inframark.com

Prepared by:

Niles Badgerow Email: nbadgerow@sunriselandscape.com Proposal Date: 7/31/2025

Proposal #: 26502

New Pond Mowing Initial Cut

Proposal Pricing is valid for 30 days from the proposal date.

Labor and equipment to perform initial mow for 2 ponds in new construction are. Grass is very long and will need to be mowed twice to get to a normal height. Subsequent mows will be added to the maintenance contract.

Requested by Jayna and Arturo.







EM - Installation

Items	Quantity	Unit
Labor - Enhancement	27.00	HR

EM - Installation: \$2,600.00

Sunrise Landscape • 5100 W Kennedy Blvd, Ste 325 • Tampa, FL 33609

PROJECT TOTAL: \$2,600.00

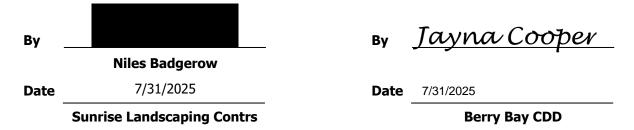
Terms & Conditions

Terms and Conditions:

- Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
- 2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
- 3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
- 4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
- 5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

Sunrise Landscape • 5100 W Kennedy Blvd, Ste 325 • Tampa, FL 33609

- 6. Catastrophic or Natural Events: Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become unmaintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.
- 7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
- 8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
- 9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
- **10.** Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.



Sunrise Landscape • 5100 W Kennedy Blvd, Ste 325 • Tampa, FL 33609

Page 5/5



ARTURO GANDARILLA.
DISTRICT FIELD COORDINATOR

BERRY BAY JULY FIELD INSPECTION REPORT, 7/21/25, 8:22 AM

BERRY BAY CDD, SUNRISE LANDCARE

Monday, July 21, 2025

Prepared For Board Of Supervisors

15 Items Identified

completed

not completed /no response

scheduled to be completed

ITEM 1- BERRY GROVE BLVD

Assigned To: Sunrise Landcare

Both monuments are well-maintained at the entrance of Berry Bay





Sunrise will be looking in to putting in a different plant in the beds in front of the monuments, they will also be removing the flags that are not necessary at both sides of the entrance.

ITEM 2- BERRY GROVE BLVD

Due By: Thursday, August 14, 2025

Assigned To: Sunrise Landcare

The flowers at the entrance of Berry Bay off Berry Grove Blvd. have great color and look promising. However, there are some weeds that need to be removed soon to prevent them from getting out of control.







ITEM 3- BERRY GROVE BLVD

Assigned To: Sunrise Landcare

Photos 1 through 4:

The turf fertility is good. Sabal palms at the center islands are well maintained and look healthy. Sidewalks are nicely edged, weed-free, and clean. The shell beds at the center islands are also well maintained and free of weeds.









ITEM 4- BERRY GROVE BLVD & EAGLE ROCK

Assigned To: Sunrise Landcare

Photos 1 through 4:

The roadways are clean and free of weeds. Sabal palms look healthy, and turf fertility is excellent. Hedges are nicely trimmed, and the beds are regularly soft edged for a neat appearance.









ITEM 5- BERRY GROVE BLVD

Assigned To: Aquatic Weed Control

Pond 2 is well maintained.





ITEM 6- BERRY GROVE BLVD

Assigned To: Sunrise Landcare

Photos 1 through 3:

The beds are well maintained, hedges are properly trimmed, and turf fertility looks good just past Eagle Rock on Berry Grove Blvd.







ITEM 7- MARINE GRASS DR. & BERRY GROVE BLVD

Assigned To: Aquatic Weed Control

Pond 5 is well maintained.





ITEM 8- CLUBHOUSE

Due By: Monday, August 4, 2025 Assigned To: Sunrise Landcare

Photo 1: shows the copperleaf looks good and healthy.

Photo 2: the turf in the pool area is healthy and green.

Photo 3: trim the grasses away from the saw palmetto. completed on 7-28-25

Photo 4: weeds in the beds throughout the pool area.









ITEM 9- CLUBHOUSE

Assigned To: Sunrise Landcare

Photos 1 through 4, taken in front of and around the clubhouse, show healthy, vibrant plant material with great color. The turf is improving, and fertility levels have increased. The beds around the clubhouse are soft edged and kept weed-free, contributing to the overall well-maintained appearance.









ITEM 10- CLUBHOUSE

Assigned To: Sunrise Landcare

Photos 1 through 4:

These photos show a before-and-after comparison of the turf—from last month's condition to today. The turf's fertility has noticeably improved.









ITEM 11- GUMBO LIMBO DR.

Due By: Monday, August 11, 2025 Assigned To: Sunrise Landcare

The beds have lots of weeds in the same area the drip line needs to be stapled down and the bed needs to be soft edged.

completed on 7-28-25







ITEM 12- BERRY GROVE BLVD

Assigned To: Aquatic Weed Control

Pond 12 was treated for filamentous algae it is now dying off. (before pictures 1-2) (after pictures 3-4)

this was treated on 7-17-25









ITEM 13-BERRY GROVE BLVD

Assigned To: Sunrise Landcare

Photos 1 through 4:

Around the Berry roundabout, the area is well maintained. The ornamental grasses are weed-free, the recently installed annuals have vibrant color and are in great condition, and the beds are clean and weed-free.









ITEM 14- BERRY BAY AVE

Assigned To: Sunrise Landcare

Photos 1 through 4:

The entrance at Berry Bay Avenue is well maintained. The roadway is clear and weed-free, the beds are nicely edged.







ITEM 15- JUNIPER COVE ST.

Assigned To: Aquatic Weed

The pond is well maintained.



